

Eastlands Lane, Cowfold
Historic Environment Desk-Based Assessment
January 2026

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Report

Historic Environment Desk-Based Assessment

Site

Eastlands Lane, Cowfold

Clients

Hunter Development Holdings Limited

Date

January 2026

Planning Authority

Horsham District

Site Centred At

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Timescales Used in This Report

Prehistoric

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

Historic

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

Executive Summary

This historic environment desk-based assessment considers land at Eastlands Lane, Cowfold (hereinafter referred to as the “Site”). In accordance with government policy (National Planning Policy Framework (NPPF 2024)), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the Site.

Archaeology

A review of the available evidence has confirmed that there is a low potential for archaeological remains of all periods, from the prehistoric through to the modern period. The Site appears to have been in use as agricultural land from at least as early as the medieval period, which may have left traces within the Site boundary. Any such remains that do survive would likely be of low/local heritage significance only.

Although a low archaeological potential has been assessed for the Site, there is always potential to encounter previously unknown and unrecorded archaeological remains. Any groundworks associated with the proposed development will impact archaeological remains below ground.

This potential truncation and/or destruction of archaeological remains would be considered a permanent adverse change to these potential heritage assets. The resultant overall impact would depend on the heritage significance of those remains affected, which has been judged above as likely no more than local significance.

Such impacts can be mitigated before or in advance of these proposed works. This would likely be initially in the form of a geophysical survey to investigate the survival of potential archaeological features. Depending on the results of such investigations, further investigative and/or mitigative work may be required.

Such a programme of archaeological investigation would ensure the preservation of such remains by record, thereby mitigating the adverse impact upon their evidential value and heritage significance to a less than significant degree.

Built Heritage

While the proposed development will bring a visual change and a change in the landscape character to the land within the Site, this change will have no harmful effects on the significance of the Grade II listed Eastlands Farm (NHLE Ref: 1381153) to the south of the Site and Allfreys (NHLE Ref: 1354152) to the north of the Site.

The proposed development is therefore in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; policy 34 of the Horsham District Planning Framework (HDPF); policy 4 of the Cowfold Neighbourhood Plan 2019-2031, as well as chapter 16 of the NPPF.

1.0 Introduction

- 1.1** This historic environment desk-based assessment considers land at Eastlands Lane, Cowfold (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Hunter Development Holdings Limited. The Site (hereinafter referred to as the “Site”) is located at grid reference TQ 21736 22209. It has been prepared in support of a planning application for the proposed development of approximately 9 residential plots, alongside a community park, extensive BNG areas, and associated infrastructure improvements (Fig. 15).
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the Site. The assessment includes the results of a site survey, an examination of published and publicly available unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the Site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the Site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 1km buffer from the Site’s boundary (Figures 2, 3, and 4).
- 1.5** A site visit was undertaken on 7th December 2025 when the conditions were cloudy with some sun and visibility was clear.

Location, Topography and Geology

- 1.6** The Site is located to the east of Cowfold, Horsham, West Sussex, bounded to the north and west by Eastlands Wood, to the south by Eastlands Farm complex and to the east by a large pond feature surrounded by trees. The Site is divided into two distinct parts either side of Eastlands Lane: a small irregular area to the northwest and a larger area to the east, respectively. Both fields within the Site boundary appear to be in use as agricultural land, as arable and for the grazing of livestock. Rural fields make up the surrounding landscape

around the Site, further to the east, south and southwest. To the north of the Site, approximately 243 m away, the A272 Bolney Road runs broadly east to west.

- 1.7 The Site is located in an area with bedrock geology recorded as Horsham Stone Member -Sandstone. There are no superficial deposits recorded within the boundary of the Site.

2.0 Aims, Objectives & Methodology

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

- Gain an understanding of the archaeological potential of the Site; Identify any historic environment constraints to the development of the Site; and to
- Assess the likely impact of the proposed development on the historic environment.

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

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2024) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2020).
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (Historic England 2019)

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

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

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

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

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at West Sussex Record Office;
- Examination of material currently held in the West Sussex Historic Environment Record, including Historic Landscape Characterisation for the 1km search radius;
- Consultation of the National Heritage List for England;

2.7 The report will also include a consideration of Lidar and aerial photography for the Site.

2.8 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency National Lidar Programme collected DTM data in 2019 at 1m resolution that offers full coverage of the Study Site and 1km study area. This data was downloaded in January 2026, processed using the Relief Visualisation Toolkit (RVT) version 2.2.1 and reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

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

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2** The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.3** Section 66(1) states:
“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.4** Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

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

- 3.5** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and

- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.6** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 3.7** Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 3.8** A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph: 022 Reference ID: 18a-022-20190723 of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles applies to archaeological designated heritage assets. It states: *“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196 now para 212-215 in the 2024 NPPF) apply.”*

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.** The harm may arise from works to the asset or from development within its setting. (emphasis added).*

- 3.9** Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 020 of the PPG outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 3.10** No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 3.11** Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 3.12** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.13** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.14** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.

- 3.15** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.16** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Setting

- 3.17** Paragraph 18a-001 of the PPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.18** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.19** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.20** Paragraph 18a-013 concludes:
- "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*
- When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 3.21** Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset's setting is not necessarily in itself

an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the contribution made by setting to overall significance of an asset. Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets. In such a scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

- 3.22** The Site is located within the local authority boundary of Horsham District Council, which adopted the Horsham District Planning Framework (HDPF) in 2015. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). Within the HDPF, following policies relate to the historic environment:

Policy 34 Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

- 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
- 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
- 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
- 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
- 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

- 3.23** The Cowfold Neighbourhood Plan 2019-2031 also contains policy which is considered to be of relevance to this assessment:

Policy 4: Conservation Area

- i. Development proposals within or affecting the setting of the Cowfold Conservation Area will be supported where they preserve or enhance the*

Guidance

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

3.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

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

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

3.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

3.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

3.27 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;

3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

3.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- West Sussex Historic Environment Record (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England
 - Historic England Archive
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3** The location of heritage assets mentioned in the text are shown on Figs. 2, 3 & 4.

Previous archaeological investigations

- 4.4** The West Sussex HER (WSHER) records a total of 3 archaeological investigations within the search area, of which none are recorded within the Site.
- 4.5** Of these, the closest to the Site is a recorded archaeological geophysical survey, analysis of LiDAR data and aerial imagery, as part of the onshore part of Rampion 2 Offshore Wind Farm (EWS2279). Located within the eastern part of the search area, of which the closest point is located c. 474 m from the Site, the survey covered a corridor running southwest to the coast at Littlehampton.
- 4.6** Located approximately 465 m northwest of the Site, an archaeological evaluation is recorded to the east of 14 and 15 Alley Groves (EWS1833). A simple sequence of an undated topsoil/ploughsoil horizon overlying a natural horizon of Wealden clays was revealed in each of the trenches. No archaeological features and/or deposits were identified at this site and no finds were made, particularly which could be associated with the pre-19th century medieval stone quarrying activity were identified on this site.
- 4.7** To the west of the Site, c. 720 m away, a desk-based assessment is recorded (EWS2323) which identified a moderate to high archaeological potential for the medieval and post medieval periods and a generally low archaeological potential has been identified at the Site for all other past periods of human activity.

- 4.8 The WSHER records two prehistoric findspots within the search area beyond the Site. These include a Neolithic axe (MWS650) c. 700 m to the north of the Site thought to have been found within a field at Wallhurst Manor in Cowfold. A Middle to Late Bronze Age palstave, found in association with a bronze ring at a depth of 0.76 m (MWS948) c. 660m to the northwest of the Site.
- 4.9 The WSHER does not record any Roman assets within the Site or the surrounding search area.
- 4.10 Overall, the evidence for prehistoric archaeology is generally limited to two isolated findspots, which are located at a distance away from the Site. There is no Roman archaeology recorded in the search area and Site. Consequently, it is considered that the potential for prehistoric and Roman archaeological remains to be present in the Site is low.

Saxon/early Medieval, Medieval and Post Medieval

- 4.11 The WSHER does not contain any records for the Saxon and early medieval periods within the Site or surrounding search area and three records of medieval to post medieval date. Of these, two are historic farmsteads at Eastlands (MWS10156) c. 50 m to the south of the Site, and Bankfield (MWS9327) c. 805 m to the southeast of the Site.
- 4.12 Also dated to these periods, the WSHER records Mill Pond Mead (MWS6340), the possible location of a former water mill, c. 950 m southwest of the Site.
- 4.13 Historic Landscape Characterisation (HLC) data records the western extent of the Site to fall within an area of regular piece meal enclosure of medieval to post medieval date. The main, eastern part of the Site is recorded within an HLC area described as 'large farmstead' of post medieval to modern date.
- 4.14 The WSHER records three Archaeological Notification Areas (ANAs) associated with medieval farmsteads in the study area, such as at Oakenden Manor (DWS8949), Eastlands (DWS8952) and Bankfield (DWS8953). Of these, the Eastlands ANA is closest to the Site, c. 50 m to the south.
- 4.15 The Site is in the traditional parish of Cowfold, for which the name "Cowfold" comes from the Old English for "cow enclosure" (Place-Names 2025). Cowfold is not mentioned in Domesday. Cowfold parish, for the most part, was divided between larger external manors, with only a few centred within the parish. The scattered settlement pattern in Cowfold likely arose from the progressive establishment of outlying farms on what was previously woodland pasture, belonging to manors further south. The four main external manors controlling Cowfold were Beeding (Upper Beeding), Ewhurst, Shermanbury (both in Shermanbury), and Stretham (Henfield).
- 4.16 The WSHER records eighteen assets dated to the post medieval period within the study area around the Site, of which none fall within the Site itself. A number of these relate to the names of fields within the western part of the study area, including 'Potters Field' (MWS7816), 'Potters Mead' (MWS7817),

'Potters Barn' (MWS7818), which are thought to suggest the presence of medieval or post-medieval pottery kilns, as the underlying geology is Weald Clay. Also recorded is 'Lime Kiln Field' (MWS7820/7821), which might indicate the presence of a former Limekiln in the vicinity. An Archaeological Notification Area (ANA) denotes this area as one associated with medieval pottery industry (DWS8547).

- 4.17** A large number of the recorded post medieval assets in the study area are historic farmsteads and outfarms and associated yards (MWS10096; 12188; 12541; 14063; 9308; 9325; 9327; 9531; 9800). Of these, the closest farmstead to the Site is Avery Farmstead (MWS9308), c. 300 m to the northeast of the Site, which has been identified as dating to the 19th century. It is in an isolated location and has suffered significant loss having undergone more than 50 % alteration. The closest outfarm to the Site is that at New Barn (MWS12541) c. 785 m to the northeast of the Site, which is also considered to be of 19th century origin.
- 4.18** The WSHER also records a number of Archaeological Notification Areas (ANAs) within the study area, of which the closet to the Site denotes Avery farmstead c. 260 m to the north of the Site.
- 4.19** Other post medieval records include the site of Cowfold Workhouse (MWS12455), which is depicted on the 1839 Cowfold Tithe Map, c. 570 m to the northwest of the Site. Two parkscapes are recorded in the study area: at Oakendence Manor (MWS96), c. 937 m northeast, and Brookhill House c. 600 m north of the Site (MWS95), as depicted on the 1872-74 Ordnance Survey (OS) map.
- 4.20** Horsham is depicted on the 1662 Joan Blaeu map of Sussex, although Cowfold is not shown (Figure 5). Cowfold is shown on the 1789 OS drawing of Ditchling as a rural area, made up of field parcels (Figure 6). The 1839 Tithe Map of Cowfold shows the Site as in use as agricultural land in the western part and as an orchard in the eastern field...

- 4.21** The 1839 Cowfold tithe survey lists the site across the following plots of land:

Plot No.	Plot Name	Owner	Occupier	Land use
757	Stone field	Richard Vincent	Richard Vincent	Arable
758	Orchard	Richard Vincent	Richard Vincent	Orchard

- 4.22** The 1879 OS map of Sussex depicts the Site as falling within two fields, where the western extent is bounded by Eastlands Wood to the west and the eastern extent by Eastlands Farm to the southeast. By this time, the pond feature is visible just at the eastern/northeastern boundary of the Site. There are no discernible changes depicted within or immediately adjacent to the Site during the post medieval period (Figure 8).
- 4.23** Overall, the evidence for medieval archaeology within the search area surrounding the Site is related to agricultural activity and rural settlement in

the area at the time, which appears to have continued into the post medieval period, where a large number of farmsteads in the area indicate its increased development. The Site appears to have remained as an open field and orchard throughout these periods, where it likely formed part of the Eastlands Farm complex and was in use as arable farmland. Based on this, there is considered to be low potential for any evidence of medieval and post medieval settlement to be present within the Site and a low to moderate potential for agricultural archaeological remains to be present. Any such remains of this nature would likely be of no more than local significance.

Modern

- 4.24** The WSHER records a single record dating to the medieval to modern periods in the search area, which pertains to Eastlands Farm, medieval hall house/barn (MWS7217) c. 120 m south of the Site. The building has been used as a barn since 1585 and as a house before that. Given the style of timber framing, the passing brace feature and strutting to arch braces, and the type of scarf joint a date of c.1400 is reasonable. Considering documentary evidence, it can be proposed that this house was mentioned in 1374.
- 4.25** The Site remains largely unchanged during this period and is depicted on mapping and aerial imagery as continually rural, agricultural land divided into two distinct fields forming the western and eastern extents, respectively. By 1957, the large field within which the western part of the Site falls is divided into two by a boundary located to the south of the Site itself. By 1962, a footpath appears to run through Eastlands Wood and to the south of the southern Site boundary (Figure 11).
- 4.26** The earliest available aerial imagery of the Site is from 1947, in which the Site is shown as being clearly divided into its two areas by a trackway/lane (Figure 10). Later imagery from 2001 shows the land occupied by the western extent of the Site as in pastoral use for the grazing of livestock. In 2020, both parts of the Site are visible as in arable usage. Overall, the land within the boundary of the Site appears to be in use for arable and pastora purposes throughout the 21st century.
- 4.27** OS mapping from the early 21st century does not show any discernible changes within the Site itself, up until 2025, when Field House Farm is labelled within the eastern extent of the Site (Figure 14).
- 4.28** Overall, the evidence for modern archaeology is minimal for the Site and surrounding search area, and based on the available evidence, activity has been limited to agricultural use of the land. As such, there is considered to be low potential for modern archaeological remains to be present within the Site boundary, which would likely be related to agricultural use of the land during this time and would be of no more than low significance.

- 4.29** Analysis of processed DTM LiDAR data shows no anomalies that cannot be accounted for by known features and cropmarks (public paths, preserved ridge and furrow plough marks etc.). The lane/trackway which divides the two fields within the Site itself is clearly visible, as is the pond to the east of the Site.

Summary of Archaeological Potential and Assessment of Significance

- 4.30** A review of the available evidence has confirmed that there is a low potential for archaeological remains of all periods, from the prehistoric through to the modern periods. The Site appears to have been in use as agricultural land from at least as early as the medieval period, which may have left traces within the Site boundary. As such, a low to moderate potential is considered for agricultural archaeological remains to be present in the Site. Any such remains that do survive would likely be of limited heritage significance only.

5.0 Built Heritage Assets

- 5.1** This assessment will consider the potential effects of development within the Site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 5.2** There are no strict parameters for the extent of study areas. The study area has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 5.3** A radius of 1 km from the boundary of the Site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 5.4** The distribution of built heritage designated heritage assets in relation to the Site can be found in Figure 4. Due to their close proximity to the Site, the Cowfold Conservation Area, Eastlands Farm and Allfreys listed buildings were initially identified as requiring assessment. The area beyond this radius was also reviewed and there are no sensitive heritage assets present in the wider area that merited further consideration in this assessment.
- 5.5** A site visit was undertaken on the 7th December 2025 to assess the setting of nearby designated heritage assets. The conditions were sunny with good visibility. Additional desk-based assessment using Google Earth and maps was also utilised.

Designated assets not requiring assessment

- 5.6** Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification is provided, for example, if the asset is sufficiently far, and well screened from the Site. Furthermore, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

Listed Buildings

- 5.7** The Site does not contain any listed buildings. The following listed buildings are located within a 1km buffer of the Site, as shown in Figure 4.

NHLE No.	Name	Designation
1354161	The Parish Church Of St Peter	I
1381153	Eastlands Farm	II
1354152	Allfreys	II
1354154	Steyne House	II
1286329	Church Farm House	II

NHLE No.	Name	Designation
1027080	Viscount House	II
1027079	White Lined House	II
1027082	The Cowfold Stores, The Willows	II
1354153	St Peter's Cottage Restaurant	II
1027081	Cowfield Antiques, St Peter's Shop, The Old Houses, Ye Old Shop	II
1193000	Wood Grange	II
1193219	Sussex House	II
1354156	Trelawny House	II
1027093	1-6 Margaret's Cottages	II
1027083	Bulls House	II
1354122	5, 6 And 7 (Laneswood Cottage), Church Terrace	II
1193065	Furzefield	II
1193241	The Post Master's House	II
1027094	Massetts	II
1193244	Church Lodge	II
1286328	Brookhill House	II
1027086	The Red House	II
1391329	Brookhill Cottage	II
1354157	Barrington Cottage	II
1286286	Potter's Cottage	II
1193164	Lydford Farmhouse	II
1027074	Oakendene Manor	II

- 5.8** Within the Cowfold Conservation Area, a total of sixteen Grade II Listed Buildings are recorded, as well as the Grade I listed The Parish Church of St Peter (NHLE Ref: 1354161). The proposed development will have no adverse effect on the significance of these listed buildings. This is primarily due to a lack of meaningful intervisibility between the Site and these assets owing to sufficient distance and screening. Based on the available tithe apportionments for the Site, no extant historic ownership or functional links between the Site and these assets can be identified. The Site is considered to lie beyond the immediate settings of the assets. For this reason, the Site makes no contribution to their significance. These assets do not require individual assessment in relation to the proposed development.
- 5.9** The Grade II listed Eastlands Farm (NHLE Ref: 1381153) is recorded c. 120 m to the south of the Site and as such will require further assessment for its potential to be impacted by the proposed development, owing to its proximity to and potential for visibility within the Site.
- 5.10** Also requiring further assessment is the Grade II listed Allfreys (NHLE Ref: 1354152) c. 345 m north of the Site, which although located further away from the Site, has potential to be visually impacted by the proposed development.

- 5.11** The landscape beyond the 1km study area has been reviewed and there are no other designated assets in the wider landscape that require assessment in relation to the proposed development.

Conservation Areas

- 5.12** The Site is not located within a Conservation Area. The Cowfold Conservation Area is recorded c. 321 m to the northwest of the western extent of the Site (Figure 4). The Cowfold Conservation Area comprises the historic core of Cowfold village, which is described as built up and with limited open space, with the exception of the St Peter's churchyard and playing fields for St Peters School. The slow evolution of the village has led to a mixed building style which can be grouped into three main categories: medieval, Georgian and Victorian. The landscape immediately surrounding the Conservation Area to the south and west is comprised of rural land and fields. The immediate landscape to the west of the Conservation Area consists of the southern extent of Cowfold village, which is subsequently bounded by Eastlands Wood. Further west, the Site is situated within the rural agricultural landscape forming part of the wider rather than immediate setting of the Cowfold Conservation Area (Horsham District Council, 2024).
- 5.13** Due to the respective distance between the Cowfold Conservation Area and the Site, as well as the clear boundary between them formed by the wider village of Cowfold and Eastlands Wood, the Site is not considered to contribute to the significance of the Conservation Area. As such, the Cowfold Conservation Area is not considered to require further assessment in relation to the proposed development.
- 5.14** The landscape beyond the 1km study area has been reviewed and there are no other conservation areas in the wider landscape that require assessment in relation to the proposed development.

Registered Parks and Gardens

- 5.15** There are no registered parks and gardens located within the Site or the 1km study area.
- 5.16** There are no registered parks and gardens beyond the 1km study area which require detailed assessment in relation to the proposed development.

Designated Assets Requiring Assessment

Eastlands Farm (Grade II, NHLE Ref: 1381153)

- 5.17** Eastlands Farm is located c.120 m south of the Site and is described as follows by the National Heritage List for England (NHLE):

House later converted into a barn. Circa 1374 four bay open hall house with two bay hall, converted into a barn c1585, extended by one bay to the west in later C17 and with C18 leanto added to east. Timberframed, clad in weatherboarding but southeast side now covered in corrugated iron. Steeply pitched roof with gablet (formerly smoke hole) to east and half-hip to west. Central cart entrance with double doors. Top of wall plate above north cart doors retains triangular mullion holes to original hall window. Frame visible to north with midrail and arched braces. C18 leanto to east also timberframed, covered in corrugated iron with C20 brick east wall.

- 5.18** The significance of the farm is derived principally from its origins as a 14th century house, from which some of the original features including the timber-framing and window elements have been retained, despite its conversion to use as a barn in the 16th century, with subsequent later alterations up until the 20th century.
- 5.19** Eastlands Farm is set within the historic plot of Eastlands Farmstead, which extends northward and to the east of the listed building, where it is bounded to the north by the eastern extent of the Site, and to the west by Eastlands Lane. The Site forms part of the wider setting of the asset to the north. The field to the west of Eastlands Farm forms part of the rural environs which surround the asset. The Site is located within the very northern tip of this field and thus is not considered to fall within the immediate setting of Eastlands Farm, nor does it contribute to its overall significance as a historical house and barn.
- 5.20** The plot of the site that is on the west side of Eastlands Lane is separated visually from Eastlands Farm by post WWII buildings (Figs 11, 12, 13 & 14) which block intervisibility between the listed building and the Site. The plot of the Site that is on the west side of Eastlands Lane has an oblique intervisibility with the farmhouse although the view is filtered by vegetation.
- 5.21** The 1839 Tithe map of Cowfold and available land ownership records show the land occupied by plots 757 and 758 within the Site as under the ownership of Richard Vincent, as well as plot 756, in which Eastlands Farm is located (Figure 7). This is indicative of the rural history of the asset and likely use of the Site as agricultural land associated with Eastlands Farm and farmstead.
- 5.22** There are no other proven historical ownership or functional links between the Site and Eastlands Farm based on the available tithe and land ownership records.

Impact of Development Proposal

- 5.23** The proposed development comprises the construction of 9 new residential homes across the Site between c. 135 m and 200 m north and northwest of

the Grade II listed Eastlands Farm. The distance from the proposed housing, combined with intervening natural screening by trees and landscaping and built form within the farm plot means there will be limited visual connections between the two.

- 5.24** The special historic and architectural features of the house are not considered to be visible from within the eastern plot of the Site in this context. The proposed two houses on the western side of Eastlands Lane (Fig. 15) will be visible to the north west from the northwest corner of the farmhouse and in views to the north from the approach to the farmhouse along Eastlands Lane from the west. The farmhouse's immediate setting will remain unchanged. The eastern plot of the proposed development will have no effect on the setting's contribution to Eastland Farm.
- 5.25** The two proposed houses in the western plot will be a change within the setting of the farmhouse. The houses will be c. 185m to the north west of the farmhouse. The southern boundary of the Site will be planted thereby reducing intervisibility once the planting starts to mature. The majority of the field to the north west of the farmhouse will remain unchanged and so consequently, the contribution
- 5.26** In light of the above, part of the proposed development will be a perceivable change on the periphery of the setting. This change, while perceivable, is not considered to have an adverse effect on the contribution that the setting makes to significance to Eastland Farm due to the immediate setting where the contribution to significance is high being unaffected and the majority of the field to the west/northwest being unchanged. The setting to the south, east and north will remain unchanged.

Allfreys (Grade II, NHLE Ref: 1354152)

- 5.27** Allfreys is located c.344 m northeast of the Site and is described as follows by the National Heritage List for England (NHLE):

Early C19 front to a probably older building. Two storeys and attic. Five windows. Stuccoed. Tudor Gothic house. Two gables with pendants and ball finials at angles and apex. Castellated parapet between. Horsham slab roof. Two bays of 3 windows each on both floors, the windows barring pointed heads. Pierced parapets over with quatrefoils in the parapet. Glazing bars intact. Central porch with 5 pointed arches and figure of a lion over. The window above the porch has a dripstone over. Chimney breast on east wall.

- 5.28** The significance of Allfreys is derived principally from its likely origins as a pre-19th century building onto which the early 19th century front was added. It is in a Tudor Gothic architectural style and appears to have undergone limited alterations since initial construction.

5.29 The immediate setting of Allfreys is defined principally by its position within an historic farmyard plot and association with the Avery historic farmstead to the west. The Site, located more than 300 m to the southeast of the listed building, is situated within the wider rural setting of the asset, which generally comprises a mixture of open green fields with small, wooded areas and tree planting. The Site is thus considered to lie beyond the immediate setting of Allfreys. The presence of woodland and trees in the area between Allfreys and the Site, as well as their physical separation by the A272 Bolney Road, is expected to restrict intervisibility between them and limit appreciation of the asset from within the Site boundary. The asset's significance is best appreciated from within the historic farmstead with which it is historically associated, as indicated by Historic Landscape Characterisation (HLC) data for the area. There is no intervisibility between the Site and the listed building. There are no proven historical ownership or functional links between the Site and Allfreys based on the available tithe and land ownership records. The Site is not considered to contribute to the overall significance of the asset.

Impact of Development Proposal

5.30 The proposed development comprises the construction of 9 new residential homes across the Site between c.340 m and 390 m southwest of the Grade II listed Allfreys. The distance from the proposed housing, combined with intervening natural screening by trees and landscaping, and the A272 Bolney Road, means there will be no visual connections between the Site and the listed building. The special historic and architectural features of the house are not considered to be visible from within the Site in this context. Therefore, the proposed development of the Site will not harm the significance of Allfreys, which will remain legible within its immediate surroundings.

6.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 6.1** The Site is located to the east of Cowfold, Horsham, West Sussex, bounded to the north and west by eastlands Wood, to the south by Eastlands Farm complex and to the east by a large pond feature surrounded by trees. The Site is divided into two distinct parts either side of Eastlands Lane, with a small irregular area to the northwest and a larger area to the east, respectively. Both fields within the Site boundary appear to be in use as agricultural land, both arable and for the grazing of livestock.

The Proposed Development

- 6.2** The proposed development comprises the construction of 9 residential plots, alongside a community park, extensive BNG areas, and associated infrastructure improvements. Residential plots are proposed within both parts of the Site on either side of Eastlands Lane (Fig. 15).
- 6.3** A review of the available evidence has confirmed that there is a low potential for archaeological remains of all periods, from the prehistoric through to the modern period. The Site appears to have been in use as agricultural land from at least as early as the medieval period, which may have left traces within the Site boundary. Any such remains that do survive would likely be of limited heritage significance only. Due to this low potential, it is considered that further archaeological work is unnecessary. However, if the LPA's archaeological advisor where to consider further work may be necessary, such work should be undertaken as a condition of planning permission.

Potential Impacts on Built Heritage Assets

- 6.4** The significance of the Grade II listed Eastlands Farm (NHLE Ref: 1381153) is derived from its date of construction and retention of its historic built fabric, despite being subject to some more recent alterations. Glimpses of the asset are anticipated to be visible from the western extent of the Site, although its distinctive historic fabric and architectural features would not be readily legible from within the Site due its distance away from the Site. The significance of the Grade II listed Allfreys (NHLE Ref: 1354152) is also derived from its date of construction and retention of its historic built fabric. Given the distance of the asset from the Site and the presence of trees and buildings, as well as Bolney Road between the two, intervisibility is not anticipated. As such, it is not considered that the proposed development will have an adverse effect the significance of Eastlands Farm and Allfreys.
- 6.5** While the development proposals will represent a change within the wider setting of both Eastlands Farm and Allfreys, it is not considered that this will have an impact on their special character and appearance as a whole.

7.0 Summary and Conclusions

- 7.1** This historic environment desk-based assessment considers Land at Eastlands Lane, Cowfold, West Sussex.

Archaeology

- 7.2** A review of the available evidence has confirmed that there is a low potential for archaeological remains of all periods, from the prehistoric through to the modern period. The Site appears to have been in use as agricultural land from at least as early as the medieval period, which may have left traces within the Site boundary. Any such remains that do survive would likely be of low/local heritage significance only. Any such remains that do survive would likely be of limited heritage significance only. Due to this low potential, it is considered that further archaeological work is unnecessary. However, if the LPA's archaeological advisor where to consider further work may be necessary, such work should be undertaken as a condition of planning permission.

Built Heritage

- 7.3** While the proposed development will bring a visual change and a change in the landscape character to the land within the Site, this change will bring no further harm to the significance of the Grade II listed Eastlands Farm (NHLE Ref: 1381153) to the south of the Site and Allfreys (NHLE Ref: 1354152) to the north of the Site.
- 7.4** The proposed development is therefore in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; policy 34 of the Horsham District Planning Framework (HDPF); policy 4 of the Cowfold Neighbourhood Plan 2019-2031, as well as chapter 16 of the NPPF.

Sources

General

British Library

The National Archives

West Sussex Historic Environment Record

Cartographic

1662 Joan Blaeu Map of Sussex

1789 Drawing of Ditchling

1839 Tithe Map of Cowfold

1879 OS Map 1:10,560

1912 OS Map 1:10,560

1962 OS Map 1:10,000

1980 OS Map 1:10,000

2000 OS Map 1:10,000

2025 OS Map 1:10,000

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

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

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

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

Heritage Gateway - www.heritagegateway.org.uk

Key to English Place-Names - <http://kep.n.nottingham.ac.uk/>

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

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Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

Historic England. 2019 Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Historic England. 2021. Historic Environment Good Practice Advice in Planning Note 7 – Local Heritage Listing: Identifying and Conserving Local Heritage

Horsham District Council, 2015. Horsham District Planning Framework (2015 to 2031)

Horsham District Council, 2024. Cowfold Conservation Area Appraisal and Management Plan.

Table 1: LiDAR Data from the Environment Agency

Tile Name	Year	Resolution (m)
TQ22 SW	2019	1

APPENDIX A – GAZETTEERS

GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the site was adopted. The following gazetteer represents all of the entries from the West Sussex HER (WSHER), as well as the entries within the PAS for the study area.

Abbreviations:

WSHER:

West Sussex Historic Environment Record

HER Number:

WSHER monument identification reference
number

MonUID	Name	Period
MWS10096	Dragons Farm Historic Farmstead, Cowfold	Post Medieval
MWS10156	Eastlands Historic Farmstead, Cowfold	Medieval to Post Medieval
MWS12188	Lower Barn Farm (Lower Farm) Historic Outfarm, Cowfold	Post Medieval
MWS12455	Site of Cowfold Workhouse, Cowfold	Post Medieval
MWS12541	New Barn Historic Outfarm, Cowfold	Post Medieval
MWS13354	Site of Potters Farm Historic Farmstead, Cowfold	Post Medieval
MWS14063	Yard associated with Oakendene (Oakendean), Cowfold	Post Medieval
MWS4869	Brickfield Near Potters Fm	Post Medieval to Modern
MWS6340	Mill Pond Mead	Medieval to Post Medieval
MWS650	Neolithic axe - Walhurst Manor, Cowfold	Neolithic
MWS7217	Eastlands Farm - Medieval Hall House/Barn	Medieval to Modern
MWS7218	Eastlands - Cowfold	Post Medieval
MWS7816	Field Name - 'Potters Field'	Post Medieval
MWS7817	Field Name - 'Potters Mead'	Post Medieval
MWS7818	Field Name - 'Potters Barn'	Post Medieval
MWS7820	Field Name - 'Lime Kiln Field'	Post Medieval
MWS7821	Field Name - 'Lime Kiln Field'	Post Medieval
MWS9308	Avery Farm Historic Farmstead, Cowfold	Post Medieval
MWS9325	Baldwins Farm Historic Farmstead, Cowfold	Post Medieval
MWS9327	Bankfield Farm Historic Farmstead, Cowfold	Medieval to Post Medieval
MWS948	Bronze Age palstave and ring, Cowfold	Bronze Age
MWS949	The Parish Church of St. Peter, Cowfold	Medieval to Post Medieval
MWS95	Parkscape - Brookhill House	Post Medieval
MWS9531	Brook Farm Historic Farmstead, Cowfold	Post Medieval
MWS96	Parkscape - Oakendence Manor	Post Medieval
MWS9751	Site of Church Barn Historic Outfarm, Cowfold	Post Medieval
MWS9800	Church Farm Historic Farmstead, Cowfold	Post Medieval

GAZETTEER OF ARCHAEOLOGICAL NOTIFICATION AREAS (ANAs)

The following gazetteer represents all archaeological notification areas recorded by the WSHER within the 1km study area.

Abbreviations:

DesigUID: WSHER archaeological notification area identification reference number

DesigUID	Name
DWS8547	Area associated with Medieval Pottery Industry
DWS8548	The Historic Market Village of Cowfold
DWS8949	Oakenden Manor Medieval Historic Farmstead, Cowfold
DWS8950	Avery Farm Medieval to Post-Medieval Historic Farmstead, Cowfold
DWS8952	Eastlands Medieval Historic Farmstead, Cowfold
DWS8953	Bankfield Farm Medieval Historic Farmstead, Cowfold

GAZETTEER OF PREVIOUS EVENTS

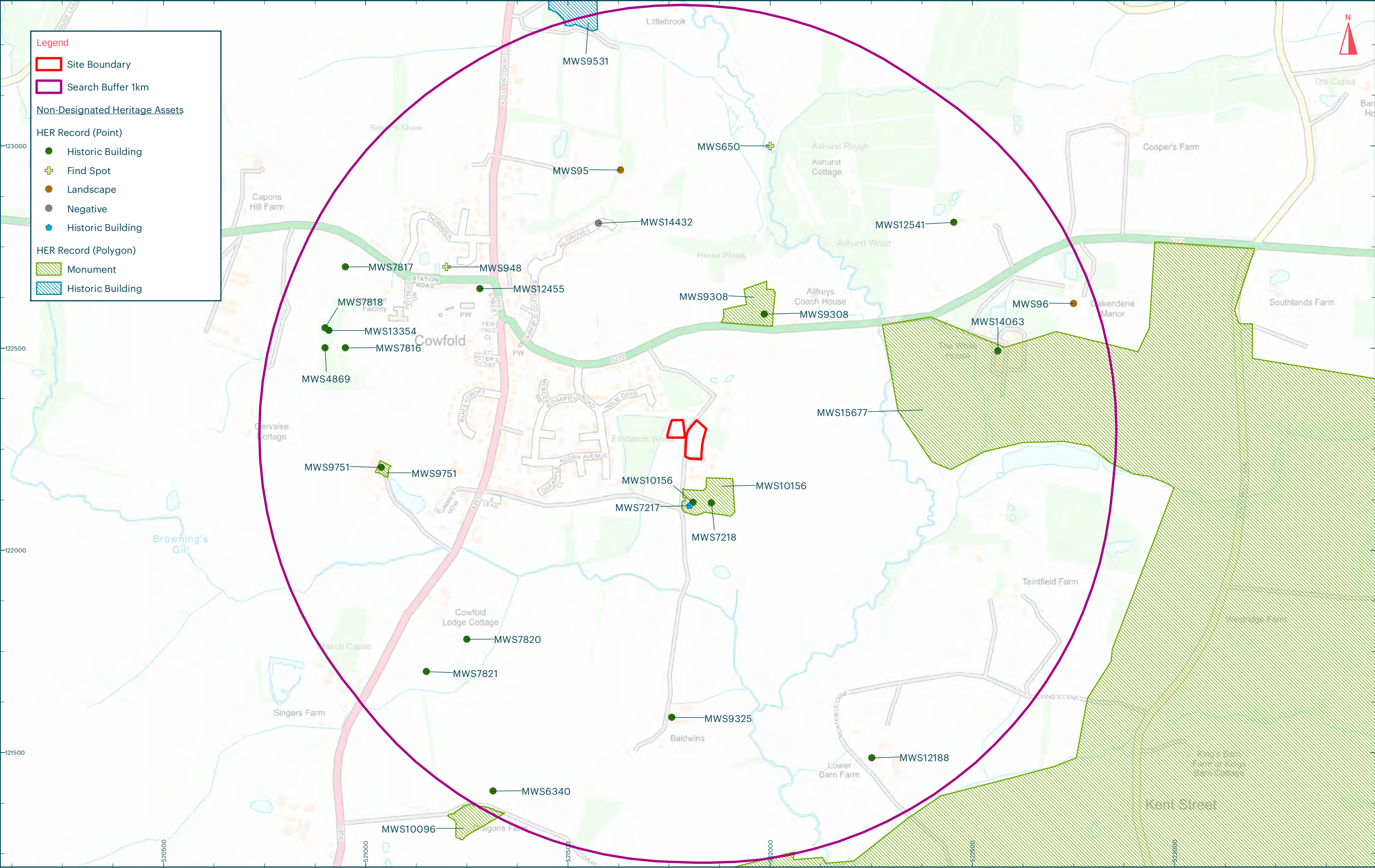
The following gazetteer represents all events recorded by the WSHER within the 1km study area.

Abbreviations:

Event ID: WSHER event identification reference number

EvUID	Name
EWS1833	Land to the East of 14 & 15 Alley Groves, Cowfold - Evaluation
EWS2279	Rampion 2 Wind Farm Onshore LiDAR and Geophysical Survey
EWS2323	Land south of Station Road, Cowfold - Desk Based Assessment





Title:
Figure 2a: HER Heritage Assets

Address:
Eastlands Lane, Cowfold

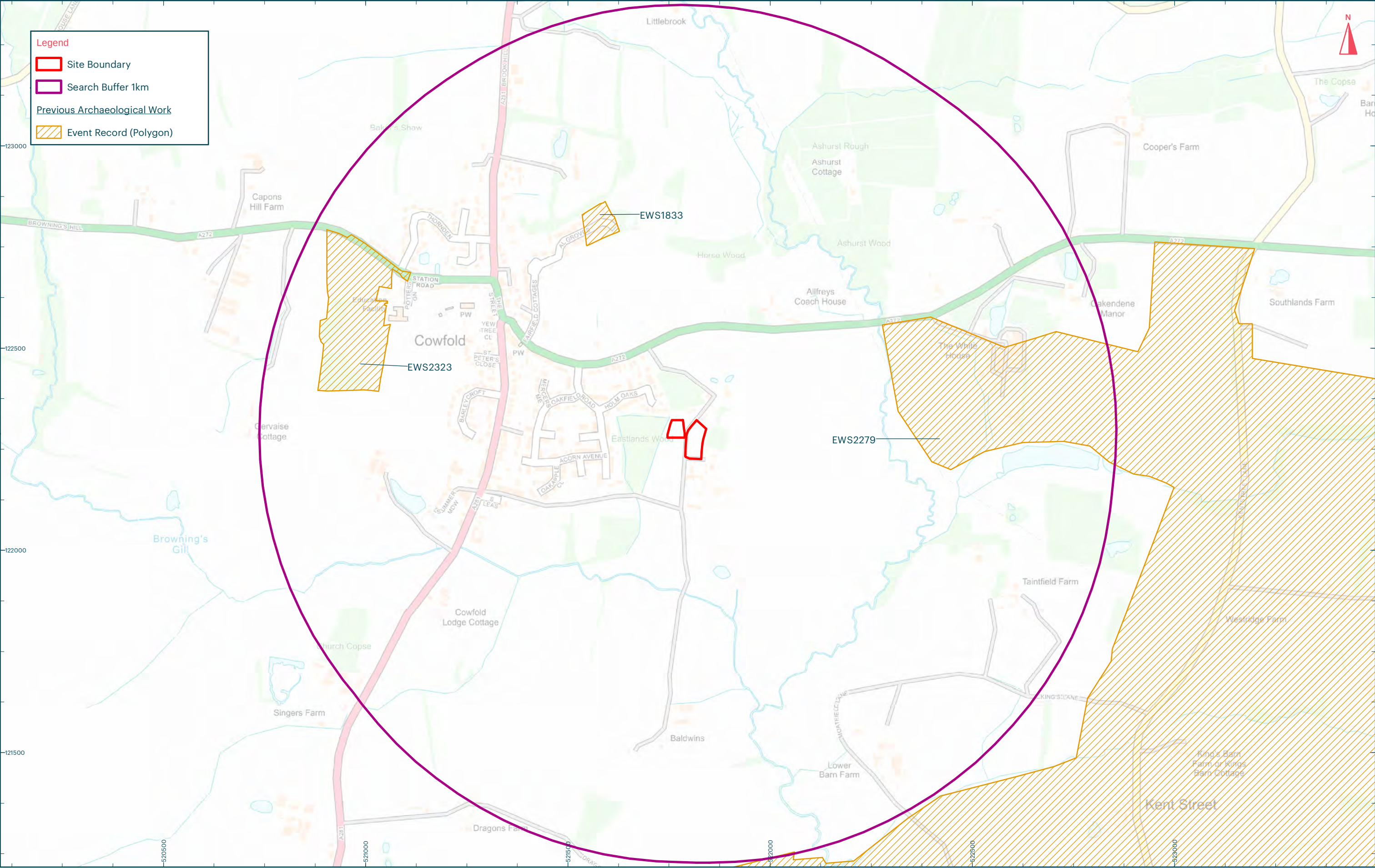
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0 250m









Title:
Figure 3: HER Events

Address:
Eastlands Lane, Cowfold

Scale at A3: 1:8,500

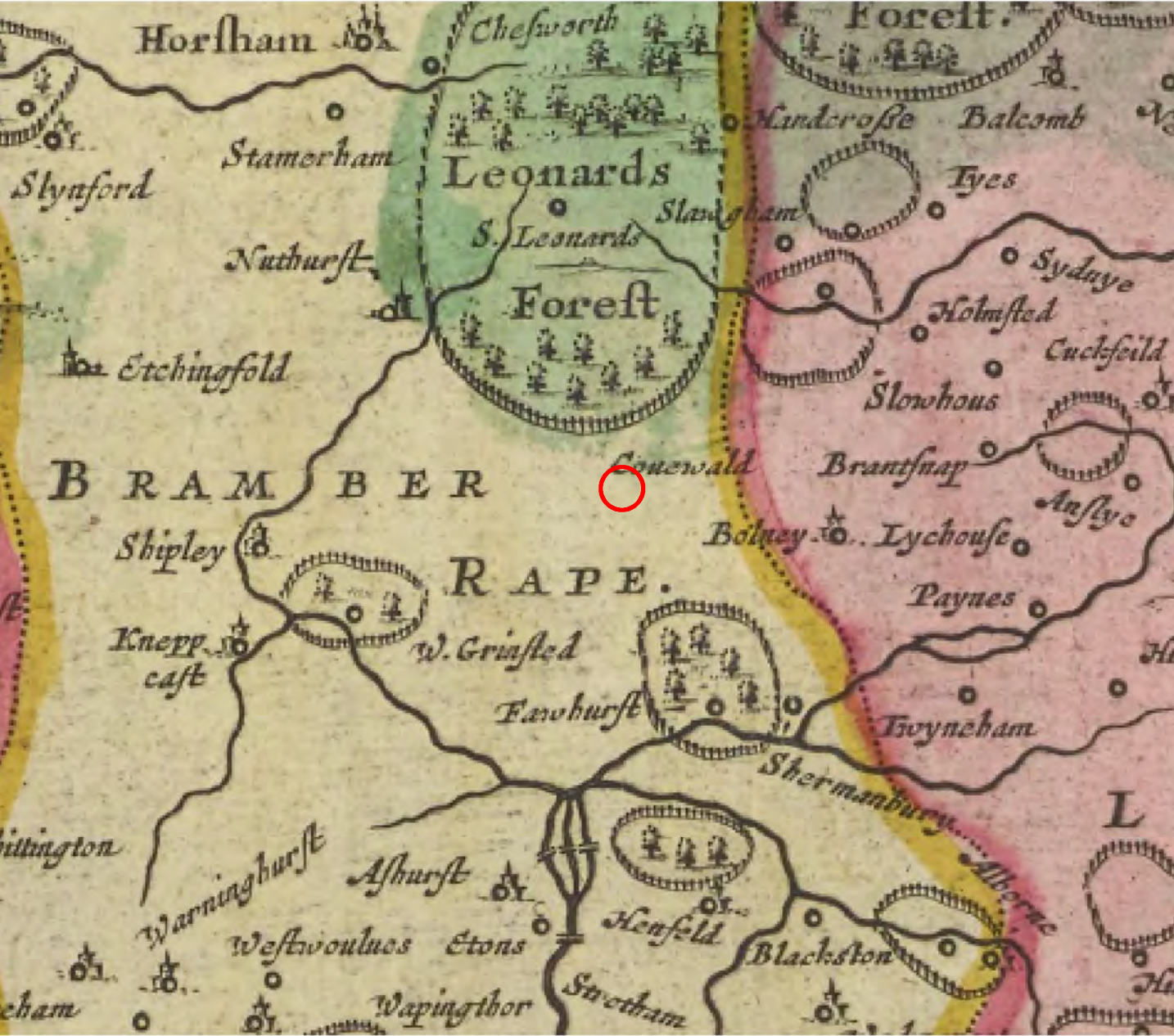
0 250m





Legend

Approximate Site Location



Title:
Figure 5: 1662 Joan Blaeu Map of Sussex

Address:
Eastlands Lane, Cowfold

Not to Scale:
Illustrative Only





Title: Figure 6: 1789 Drawing of Ditchling Address: Eastlands Lane, Cowfold	Scale at A4: 1:6,000 0 200m	
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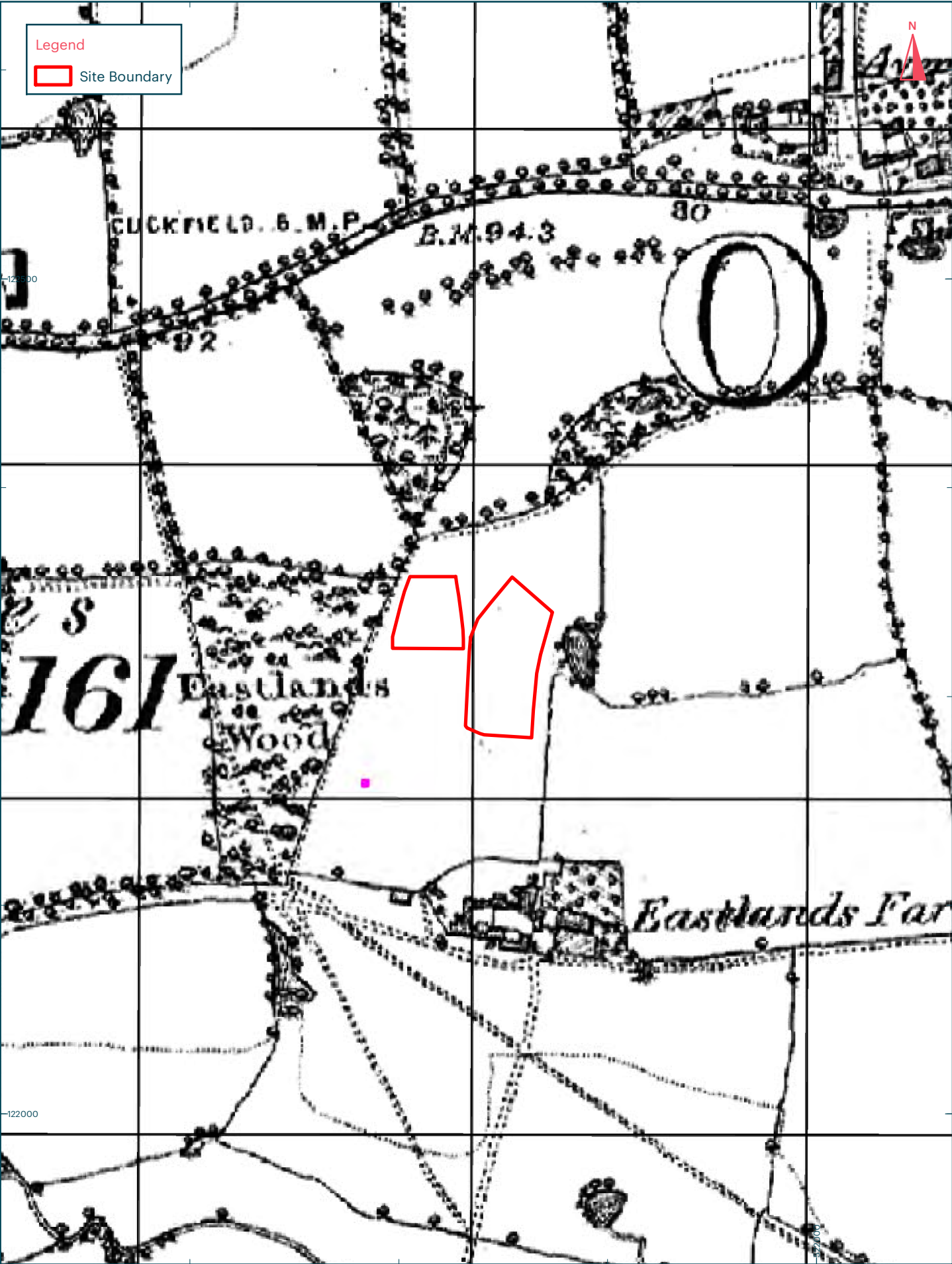


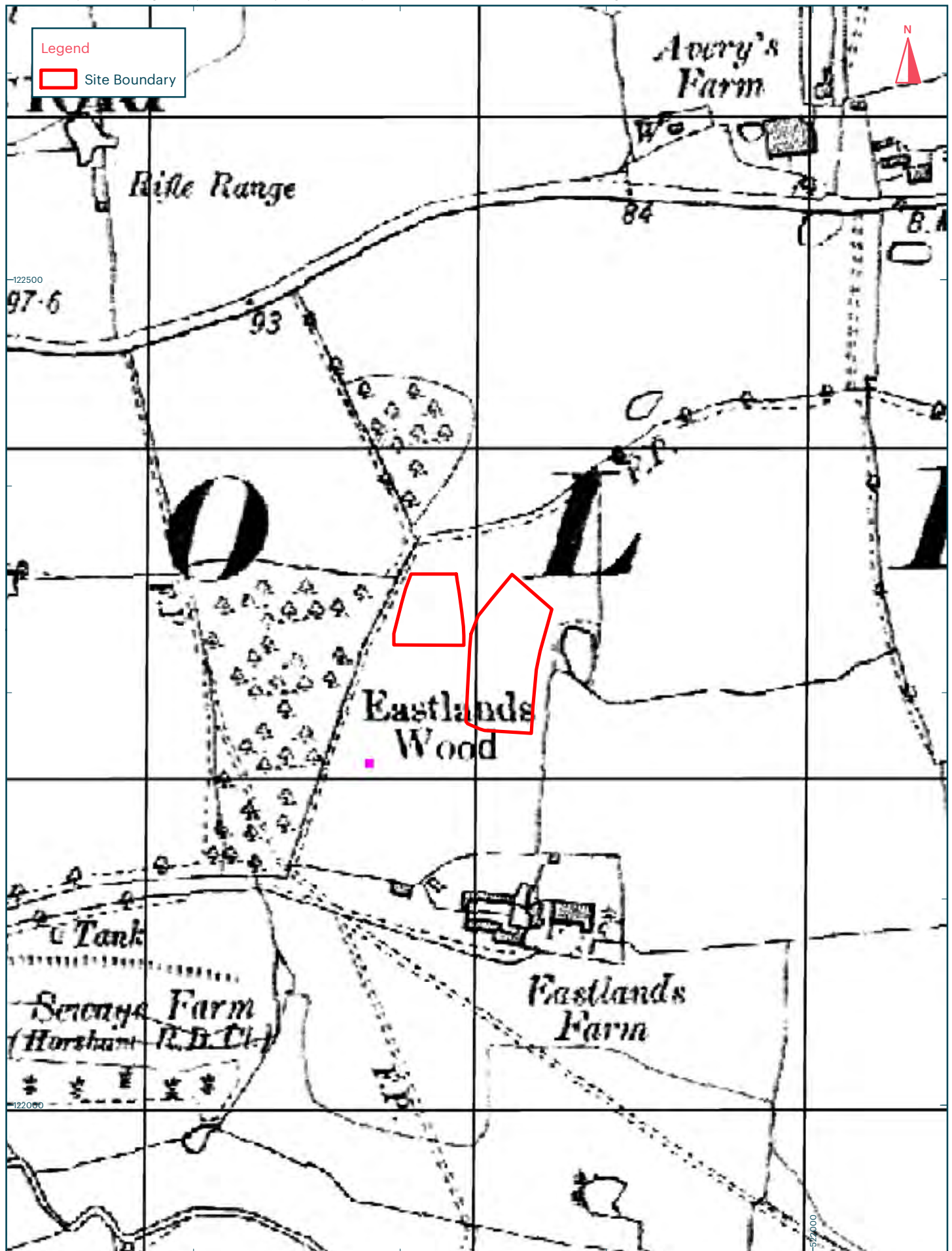
Title:
Figure 7: 1839 Tithe Map of Cowfold
Address:
Eastlands Lane, Cowfold

Scale at A4: 1:3,000

0 100m

orion.



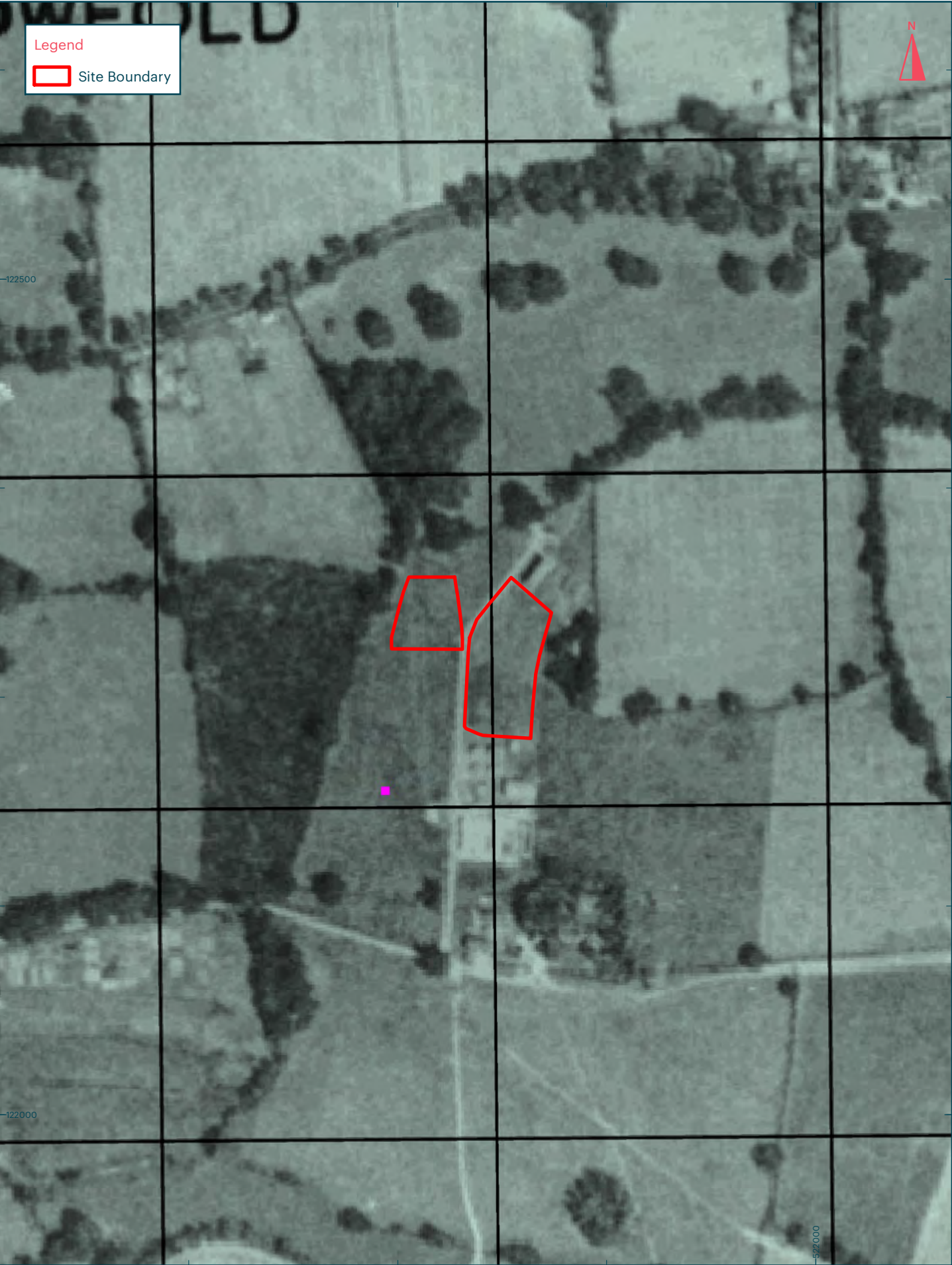


Title:
Figure 9: 1912 OS Map 1:10,560
Address:
Eastlands Lane, Cowfold

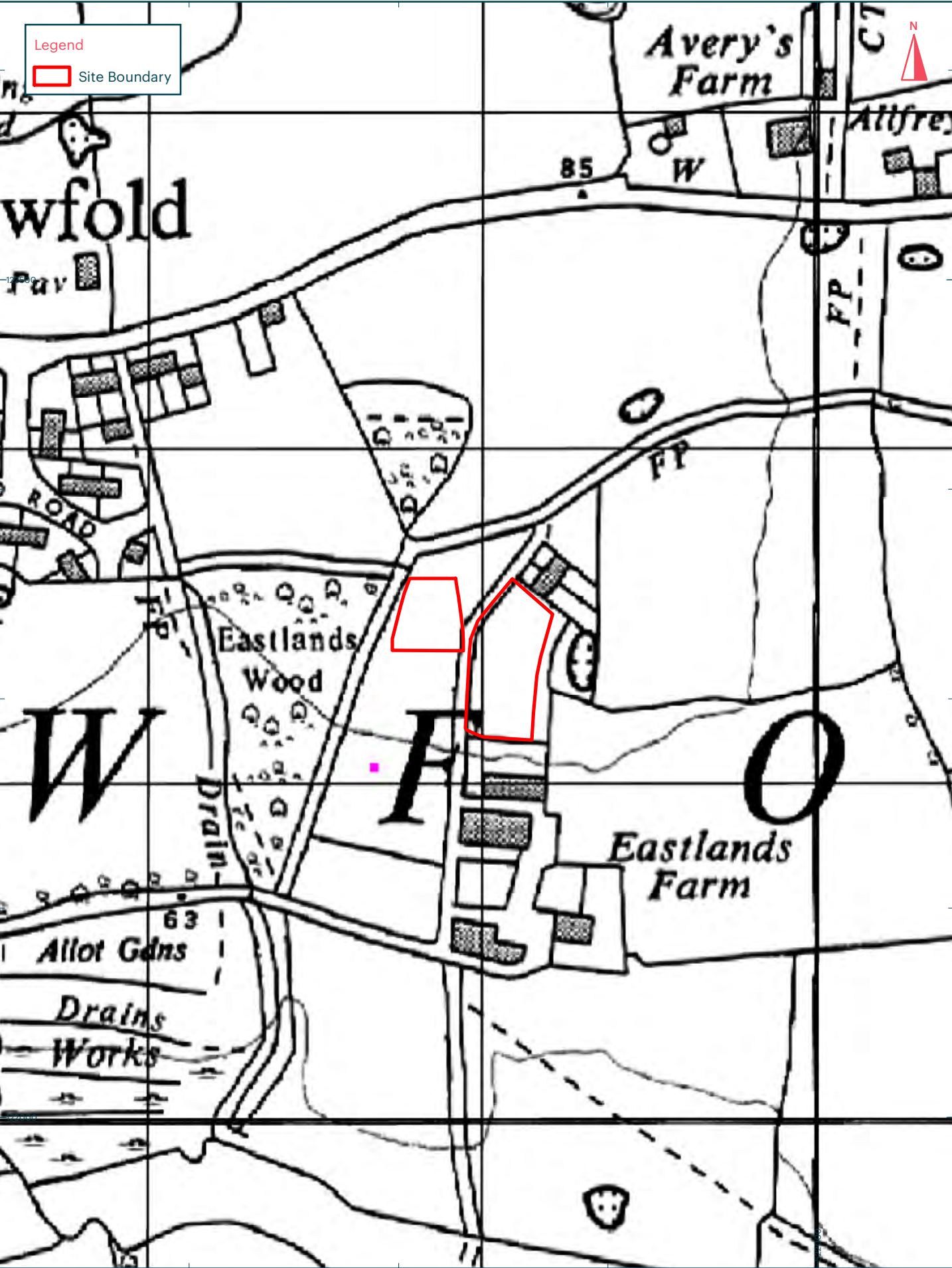
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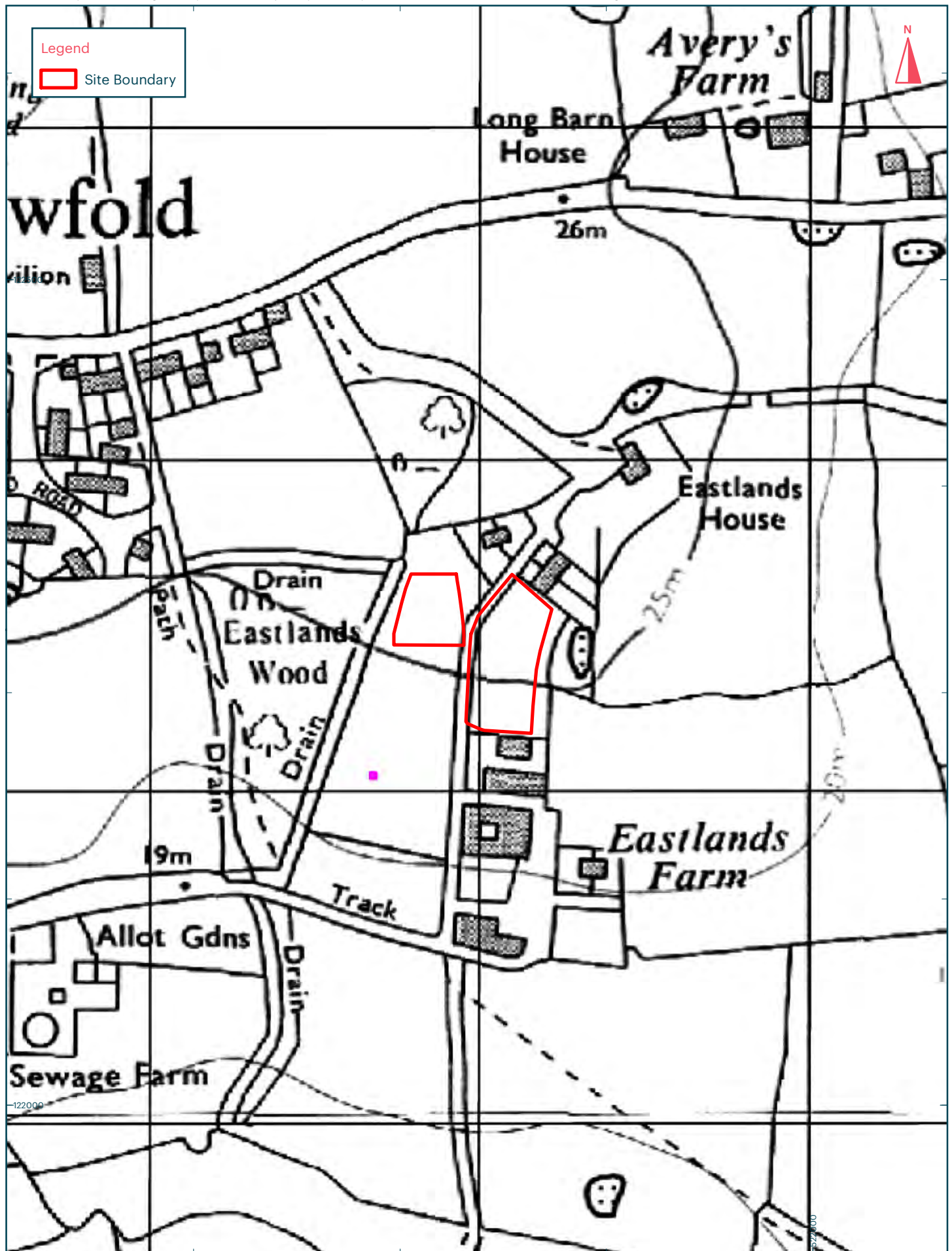
0 100m

orion.



Title: Figure 10: 1947 Aerial Image of the Site 1:10,560 Address: Eastlands Lane, Cowfold	Scale at A4: 1:3,000 0 100m	orion.
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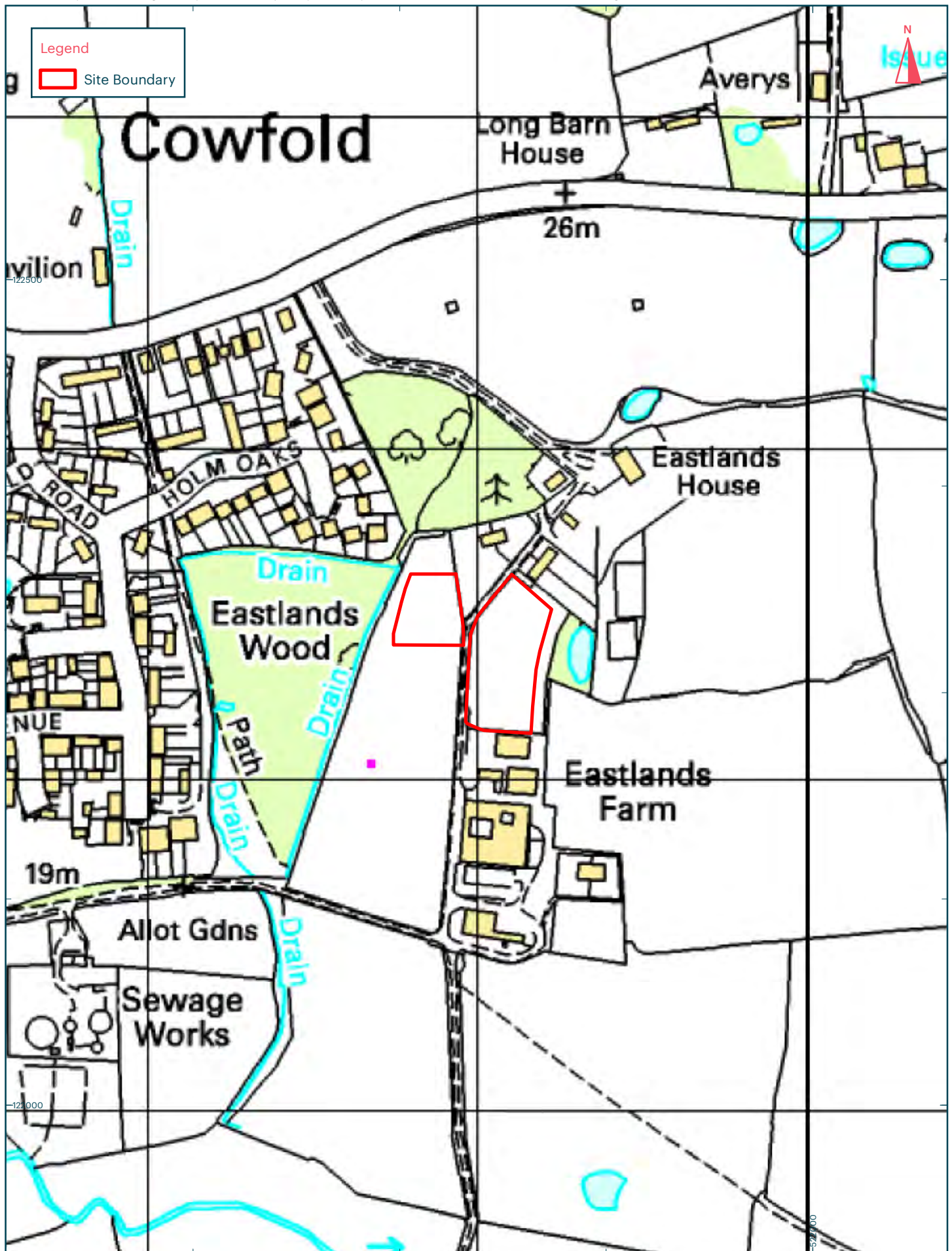


Title:
Figure 12: 1980 OS Map 1:10,000
Address:
Eastlands Lane, Cowfold

Scale at A4: 1:3,000



orion.

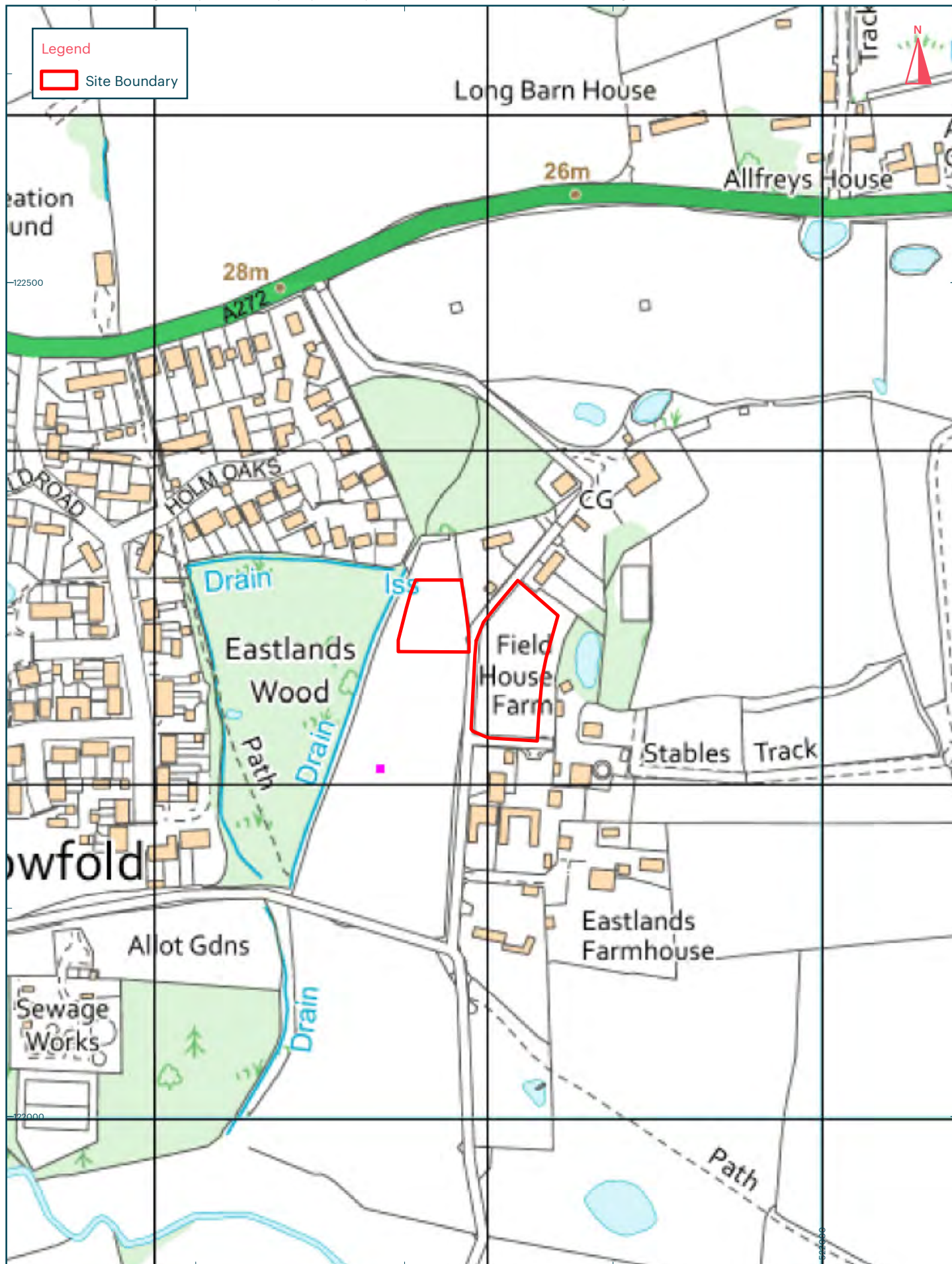


Title:
Figure 13: 2000 OS Map 1:10,000
Address:
Eastlands Lane, Cowfold

Scale at A4: 1:3,000

0 100m

orion.



Title:
Figure 14: 2025 OS Map 1:10,000
Address:
Eastlands Lane, Cowfold

Scale at A4: 1:3,000

0 100m

orion.



Title:
Figure 15: Proposed Development Layout
Address:
Eastlands Lane, Cowfold

Scale at A4: 1:750

0 25m

