

Archaeological Desk Based Assessment

Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex

For:	The Incidental Land Company Ltd
On Behalf of:	-
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2 EXECUTIVE SUMMARY

This Archaeological Desk Based Assessment has been prepared to inform an application for a residential development on Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex.

The proposals are shown at Appendix 5 and they comprise:

Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782.

The proposed development area (PDA) has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this Assessment has been produced in order to clarify the archaeological potential of the PDA and to consider possible impacts upon archaeological remains, if present within the land.

In terms of relevant designated heritage assets, there are twenty eight listed buildings within the 1km radius study area around the PDA. The majority of these designated heritage assets are within the historic core of Slinfold c. 800m north of the PDA (Figure 3). They also fall within the Slinfold Conservation Area (Figure 4). There are no scheduled monuments, listed buildings, World Heritage Sites, historic battlefield or historic wreck sites within the PDA. Therefore, the potential for direct, physical impacts on designated assets has been considered (and such direct, physical impacts) would be avoided.

The potential for indirect (setting) impact upon designated heritage assets in the PDA and within the wider landscape is not covered within this report. We have tabulated and depicted the location of all designated heritage assets within the PDA and within the wider area on Figures 3 and 4. Tabulated details are given in Appendix 1. This is for the purpose of considering archaeological potential within the PDA.

The Site does not lie within a specific 'Archaeological Notification Area'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. There are various designated and non-designated heritage assets located within the PDA and on land close to it. These are of archaeological interest and they form the core of the assessment of archaeological potential within the PDA.

This assessment comments on what importance archaeological remains on the site may have in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The PDA is considered to have the potential to have remains important in these ways:

	<i>Based upon existing (HER) Data - Likelihood of remains being present (Low, Medium, High)</i>	<i>Significance</i>
<i>Early Prehistoric – Palaeolithic and Mesolithic</i>	<i>Low</i>	<i>Low (Local)</i>
<i>Late Prehistoric - Neolithic</i>	<i>Low</i>	<i>Medium (Regional to High (National)</i>
<i>Late Prehistoric - Bronze Age</i>	<i>Low</i>	<i>Medium (Regional to High (National)</i>
<i>Late Prehistoric - Iron Age</i>	<i>Low</i>	<i>Medium (Regional)</i>
<i>Roman</i>	<i>Low</i>	<i>Medium (Regional)</i>
<i>Early Medieval</i>	<i>Low</i>	<i>Medium (Regional)</i>
<i>Medieval</i>	<i>Low</i>	<i>Low (Local)</i>
<i>Post-medieval</i>	<i>High</i>	<i>Low (Local)</i>
<i>Modern</i>	<i>High</i>	<i>Low (Local)</i>
<i>Geoarchaeological</i>	<i>-</i>	<i>-</i>
<i>Other Specific Topic (e.g. Military)</i>	<i>-</i>	<i>-</i>

The Local Planning Authority (LPA), which is Horsham District Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the Archaeological Officer, Surrey County Council, Historic Environment Planning department. This archaeological desk based assessment will form a part of the information under consideration.

3 INTRODUCTION AND SCOPE OF ASSESSMENT

3.1 BACKGROUND

- 3.1.1 This Archaeological desk based Assessment has been prepared to inform an application for a residential development on *Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex*.
- 3.1.2 The site has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this Archaeological desk based Assessment has been undertaken to clarify the archaeological potential of the site and to consider possible impacts on surrounding heritage assets.
- 3.1.3 The assessment will be submitted to Horsham District Council as part of the planning application process. The proposals comprise:
Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782.
- 3.1.4 The proposed development area (PDA) is centred at NGR TQ 11794 30680 and, by way of introduction, the land covers c. 3.9ha of land and it is an irregular shaped piece of land (Plates 1-3 and Figure 2). The PDA is located directly southeast of Hayes Lane as it curves north into Slinfold.
- 3.1.5 The report considers heritage assets of archaeological interest, including finds/findspots of artefactual (e.g. flint tools and pottery) and ecofactual material (e.g. plant remains and 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.
- 3.1.6 Data has been collected for an area comprising a 1km radius of the PDA boundary. This study area has been selected on the basis of professional judgement. It has been decided that this study area is sufficient to inform the archaeological potential of the PDA. This determination took into account its location, topography and character.
- 3.1.7 In terms of relevant designated heritage assets, there are twenty eight listed buildings within the 1km study area. The majority of these are within the historic core of Slinfold c. 800m north of the PDA (Figure 3). They also fall within the Slinfold Conservation Area (Figure 4). There are no scheduled monuments, listed buildings, World Heritage Sites, historic battlefield or historic wreck sites within the PDA. Therefore, the potential for direct, physical impacts on designated assets has been considered (and such direct, physical impacts) would be avoided.

- 3.1.8 The potential for indirect (setting) impact upon designated heritage assets in the PDA and within the wider landscape is not covered within this report. We have tabulated and depicted the location of all designated heritage assets within the PDA and within the wider area on Figures 3 and 4. Tabulated details are given in Appendix 1. This is for the purpose of considering archaeological potential within the PDA.
- 3.1.9 Although built heritage and the implications of indirect impact (setting) issues upon all classes of heritage assets and of conservation areas are not a subject of this archaeological report, the existence of an historic building may help to inform the archaeological potential of the PDA, the building will be referred to. Likewise, if a nearby conservation area appraisal was considered to be a useful indicator of archaeological potential, it would be referred to.
- 3.1.10 The Site does not lie within a specific 'Archaeological Notification Area'. This being a classification which some LPA's use to draw attention to land within a certain polygon/area. There are various designated and non-designated heritage assets located within the PDA and on land close to it. These are of archaeological interest and they form the core of the assessment of archaeological potential within the PDA.
- 3.1.11 This archaeological assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

3.2 CONSULTATION

- 3.2.1 The Surrey County Council, Historic Environment Planning department were consulted at the pre-application stage for this proposal. An internal memorandum was sent 13/1/2026 from the Historic Environment Planning department to the local planning authority (Horsham District Council). This stated:

"The application is for the development site of c.3.9 ha which is well over the 0.5ha area that requires the results of a search of the West Sussex Historic Environment Record to be provided. Although a Heritage Impact Assessment is provided, this document concerns built heritage issues and no assessment of the potential for below ground archaeological remains has been provided. Due to the nature and size of the development which would have a destructive impact on any archaeological remains that may be present, an archaeological desk based assessment should be provided that includes the results of a search of the West Sussex Historic Environment Record and examines all appropriate available sources in order to assess the archaeological potential of the site. The work should be carried out by an appropriately qualified professional heritage organisation to standards set out by the Chartered Institute for Archaeologists.

Once the assessment has been received an informed decision can be made regarding the need for further work to both clarify the archaeological potential and devise appropriate responses to mitigate the threat posed by the proposals to any potential archaeological remain.”¹

- 3.2.2 This document is the assessment, which was requested by Surrey County Council, Historic Environment Planning department.

¹ Horsham District Council Consultation. Land East of 1 to 25 Hayes Lane, Slinfold, West Sussex. DC/25/2006.



Plate 1: Google Earth 1985 with limits of PDA overlaid.



Plate 2: Google Earth 2025 with limits of PDA overlaid.



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Plate 3: LIDAR imagery (ESRI/OSM/LiDAR - LiDAR DSM 1m – Eng, Scot, Wales).

3.3 GEOLOGY

- 3.3.1 The British Geological Survey (BGS)² identifies the underlying solid geology across the PDA as Weald Clay Formation-Mudstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). Superficial deposits are not described for this PDA.
- 3.3.2 On occasion, local deposits are also recorded in boreholes recorded by the BGS³. In this case, a single borehole was sunk c. 80m west of the PDA (Reference: TQ13SW8, Name: BRICKYARD, Water Well Reference: TQ13/27). This did not record topsoil or made ground within the site. Instead, it referred to the depth of Weald Clay at this location as being 19 feet (5.8m) deep.
- 3.3.3 We have checked for nearby modern archaeological works. Reports on such work are often a very good source of information on the character and depth of local topsoil and subsoil. However, in this instance such data was not available for locations close enough to be useful for extrapolation.
- 3.3.4 Overburden is what archaeologists refer to as the deposits which need to be removed in order to reach a depth of archaeological sensitivity. In this case, overburden will comprise topsoil and perhaps a thin layer of subsoil before undisturbed geology is reached. Archaeological remains, if present, will be cut into that geological deposit.
- 3.3.5 We have checked borehole data and archaeological investigations close to the PDA and, in this instance, we are needing to draw upon our own professional experience working in this region in order to suggest that topsoil it is likely to be c. 300mm deep and, there may also be a subsoil layer of c. 200mm depth below that and above clean geological deposits. Therefore, we anticipate the upper surface of deposits within cut archaeological features would be revealed c. 500mm below the ground surface, if archaeological investigation works took place within the PDA.

3.4 TOPOGRAPHY AND HYDROLOGY

- 3.4.1 The PDA lies at c. 40m OD and is broadly level. Beyond the PDA, land drops to the northeast, into the lower ground associated with the River Arun. The river flows through land which is at c. 30-35m OD. To the south and southwest land rises, reaching c. 70m OD at Five Oaks, a small settlement on the junction of the A29 and A264 c. 3km southwest of the PDA.
- 3.4.2 The closest watercourse is a minor tributary of the River Arun, this tributary runs through the northeastern part of the study area in a northwest to southeast alignment.

² <https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> - accessed 16/01/2026

³ <https://www.bgs.ac.uk/information-hub/borehole-records/> - accessed 16-01-2026

4 WALKOVER

- 4.1.1 The PDA is a mix of rough grassland and scrub at this time. Satellite imagery shows that it used to be predominantly well managed grassland (Plate 1) in the 1980s. Since that time scrub and trees have colonised the land and this is particularly the case in its eastern edge (Plate 2). A public footpath crosses the land and there are public footpaths at its northern end southern edges. There are two ponds to the immediate south of the PDA.
- 4.1.2 The photographs inserted below (Plates 4-13) were taken on a site visit on 15 February 2026. These are provided in The walkover did not identify earthworks of an archaeological origin (e.g. ridge and furrow) and it did not identify the presence of surface level artefacts (such as pottery).



Plate 4: Facing north along Hayes Lane which forms the northwestern boundary of the PDA.



Plate 5: Facing south along Hayes Lane which forms the northwestern boundary of the PDA.



Plate 6: Facing southeast along public footpath which forms the northern boundary of the PDA.



Plate 7: Facing into the northern part of the PDA from a public footpath which forms the northern boundary of the PDA



Plate 8: Facing west towards Hayes Lane from within the PDA.



Plate 9: Facing northwest towards Hayes Lane from within the PDA.



Plate 10: Facing towards the southwestern corner of the PDA.



Plate 11: Facing towards Hayes Lane from the southern part of the PDA.



Plate 12: Facing north, within the PDA, along the eastern boundary of the PDA.



Plate 13: Facing southeast along the public footpath which runs along the southern boundary of the PDA.

5 METHODOLOGY

5.1 THE SOURCES

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

- The West Sussex Historic Environment Record (HER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the study area).
- Maps purchased via Blackwells and online sources (British Library).
- The National Heritage List for England (Historic England).
- Air photographs held by online repositories
- LIDAR (Environment Agency)
- The Domesday Survey (<http://www.domesdaybook.co.uk/>)
- Victoria County History (<https://www.history.ac.uk/research/victoria-county-history>)

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

5.2 ASSESSMENT

5.2.1 The assessment seeks to understand and define the significance of (archaeological) heritage assets identified from the sources above, taking into account the categories of special interest defined in the National Planning Policy Framework (NPPF), primarily archaeological interest, historic interest, architectural interest and artistic interest (as appropriate).

5.2.2 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).

5.2.3 This archaeological assessment does not consider change to the setting and significance of heritage assets.

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, 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

5.3 ARCHAEOLOGICAL POTENTIAL

5.3.1 The report concludes with

- (1) an assessment of the potential for archaeological remains to have been present, and for them to have been preserved to the present day. These are distinct factors, which both contribute to the site's archaeological potential.
- (2) an assessment on the relative importance of archaeological remains on the Site. This considers them in regional, period or topic specific terms. Our ability to comment is based upon what is known at this stage measured against the research priorities we are aware of. The Site is considered to have the potential to have remains important in these ways.
- (3) we consider those activities and conditions (we know of) on the site which have either truncated, compacted or removed remains and those which may have sealed and/or otherwise preserved.
- (4) an assessment of the likely effects of the proposed development on heritage assets, in terms of physical impact.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 WHAT IS KNOWN?

- 6.1.1 This section reviews the available archaeological evidence for the PDA and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the PDA.
- 6.1.2 What follows comprises a review of known archaeological finds (assets) both on the PDA and within a 1km radius of that (Figures 5-11). These records are held on the West Sussex County Council, Historic Environment Record (HER). The full details of each record are held in Appendix 1. The text below selects those records which we believe help to understand archaeological potential within the PDA.
- 6.1.3 The PDA is located in the agricultural hinterland of Slinfold. The historic mapping within Appendix 4 illustrates this point and shows the PDA as being in rural surroundings until the 29th C when housing started to be built along Hayes Lane. The historic core of Slinfold lies c. 800m north of the PDA and is demarcated by the Slinfold Conservation Area (Figures 3 and 4).
- 6.1.4 We note that the line of Stane Street, the name given to a Roman road which ran north-east to south-west, almost of kilometre west of the PDA. The road ran between London and Chichester. As with many other major Roman Roads, this one continued in use after the Roman period and derives its name from a later period. There s a temptation to think of Roman road and then consider the potential for Roman archaeological remains alongside it. On occasion, there certainly were settlements and other land uses of that period alongside Stane Street. For example, a mansio (high status dwelling) of Roman date was recorded to the north of Slinfold, adjacent to Stane Street⁴. There were also much larger areas of land which were open/rural in character through which the route passed.
- 6.1.5 Archaeologists need to consider the Roman period, and all those which followed it, in relation to Stane Street which has been in continuous use. However, in this case, the road is almost 1km west of the PDA and its influence on the archaeological potential of land within the PDA is considered to be minimal.
- 6.1.6 We note that Slinfold was not mentioned in the Domesday Survey. This survey is frequently a useful source when determining if a settlement has Early Medieval origins as many such settlements were recorded within it. The rebuilt parish church of St Peter dates from the 13th C and it is considered very likely that a small settlement, focussed on the church, would have existed by that point in time.

⁴ Wessex Archaeology (on behalf of Time Team). Alfoldean Evaluation and Assessment of Results. Ref: 59473.01. April 2006

- 6.1.7 The conservation area appraisal states that during “the 16th and 17th centuries the individual manor plots began to be subdivided and infilled, initially this was by timber framed buildings using local materials. In the 18th and 19th centuries infilling accelerated due to national population growth. Many of the earlier timber buildings were replaced, or extended and brick became the predominant building material. The school, chapel and tannery were built in the 19th century and the village continued to develop along the frontage of The Street. Four cottages to the east of the village along Lyons Road were built as almshouses in the 1830s. Spring Lane became the main route to Slinfold railway station. The area’s distinctive linear form was well established by the 20th century and largely remains intact. Even in 1940 the extent of the village was similar to that shown on the Tithe Map of 1843”.
- 6.1.8 The landscape appears to have been used for rural agricultural purposes in the Modern and Post-Medieval periods. It is likely this was also the case during the Medieval period.

TABLE 2: TIMESCALES

<i>Period (Prehistoric)</i>	<i>From</i>	<i>To</i>
Palaeolithic	900,000BC	12,000BC
Mesolithic	12,000BC	4000BC
Neolithic	4000BC	2500BC
Bronze Age	2500BC	800BC
Iron Age	800BC	AD43
<i>Period (Historic)</i>	<i>From</i>	<i>To</i>
Roman	AD43	AD410
Early Medieval	AD410	AD1066
Medieval	AD1066	AD1485
Post-Medieval	AD1486	AD1799
Modern	AD1800	Present

6.2 PREVIOUS ARCHAEOLOGICAL WORK WITHIN THE VICINITY OF THE PDA

- 6.2.1 To the immediate north of the PDA, there have been two relatively recent stages of archaeological investigation. Event 2264 refers to an archaeological desk based assessment which focussed on that land. Such documents use walkovers and various data sources (e.g. historic maps and historic environment records) to help predict archaeological potential within a piece of land. Event 2230 refers to the investigative fieldwork which took place within that land during construction. In that case, monitoring of groundworks during five different phases of construction, and areas of the land. No Archaeological deposits or finds were observed or destroyed during the course of the

groundworks and the development. This is pertinent to the potential of the PDA which lies immediately south of that site and which shares many characteristics with it in terms of soil type, topography and proximity to known archaeology.

- 6.2.2 There are other event records depicted upon Figures 7 and 8 and tabulated within Appendix 1. However, these are of less direct relevance to the PDA and are not specifically discussed here.

6.3 EARLY PREHISTORIC – PALAEOLITHIC AND MESOLITHIC

- 6.3.1 The HER contains no records of Palaeolithic or Mesolithic activity within the study area.
- 6.3.2 The archaeological potential of the PDA for the Palaeolithic and Mesolithic periods is considered to be Low.

6.4 LATER PREHISTORIC – NEOLITHIC, BRONZE AGE AND IRON AGE

- 6.4.1 The HER contains no records of Neolithic, Bronze Age or Iron Age activity within the study area.
- 6.4.2 The archaeological potential of the PDA for the Neolithic, Bronze Age and Iron Age periods is considered to be Low.

6.5 ROMAN

- 6.5.1 The HER contains three records referring to Roman period activity. Two of these records refer to investigations which took place on the Slinfold Park Golf & Country Club. That land lies on the western edge of the study area, adjacent to Stane Street, the name given to a Roman Road which ran between London and Chichester. As with many other major Roman Roads, this one continued in use after the Roman period and derives its name from a later period. There is a temptation to think of a Roman road and then consider the potential for Roman archaeological remains alongside it. On occasion, there certainly were settlements and other land uses of that period alongside Stane Street. For example, a *Mansio* (high status dwelling) of Roman date was recorded to the north of Slinfold, adjacent to Stane Street⁵. There were also much larger areas of land which were open/rural in character, through which the route passed.
- 6.5.2 It appears that a lower status site (than a villa or a *mansio*) existed on land now occupied by the Slinfold Park Golf & Country Club. Records MWS11680 and MWS12087 describe the remains as a *“series of ditches, gullies and pits were seen to date to the Roman period and were associated with the farmstead. Within some of the features Roman pottery was recovered however most notably a single gully was seen to produce an iron nail with a glass stirring*

⁵ Wessex Archaeology (on behalf of Time Team). Alfoldean Evaluation and Assessment of Results. Ref: 59473.01. April 2006

rod also being recovered alongside further Roman sherds.

- 6.5.3 *From the features identified during the archaeological works the Roman farmstead was seen to cover an area of around 1 acre and due to the nature of the of the finds it was suggested that the farmstead dates to the late 2nd – 3rd centuries. Some field boundaries evident on 19th century mapping were also observed however no other archaeological features were identified” (Appendix 1, Record MWS11680).*
- 6.5.4 MWS490 refers to the findspot at which a Bronze handle, from a Roman vase was recovered. The findspot was located relatively close to Stane Street, on the western edge of the study area and is likely to have been associated with the farmstead site described above (MWS11680).
- 6.5.5 The archaeological potential of the PDA, for the Roman period considered to be Low. The remains which are known, locally, appear to be closely associated with the line of Stane Street which is approximately 1km west of the PDA.

6.6 EARLY MEDIEVAL – MEDIEVAL

- 6.6.1 The HER contains three records of Medieval period activity. Slinfold parish church (MWS491) dates from the 13th C with later additions and it is very likely that dwellings associated with the Medieval village of Slinfold were located close to that church. Land around the village was likely part of a field system serving that community. It is possible that the PDA formed part of this network of field systems. The village core was located c. 900m north of the PDA.
- 6.6.2 A Medieval park (MWS60) is recorded on land c. 900m west of the PDA. This is known from documentary sources and the full extent of the park is not well understood in so far as the HER record goes.
- 6.6.3 A Medieval farm is known to have existed at Oldhouse Farm c. 900m northwest of the PDA. Oldhouse Farm is a medieval regular courtyard farmstead with additional detached elements to the main plan (MWS12721).
- 6.6.4 The archaeological potential of the PDA in the Early Medieval period is considered to be Low by this assessment. The potential for the Medieval period is also considered to be Medium. The types of remains most likely to be encountered are agricultural in character and to comprise boundaries and field systems.

6.7 POST-MEDIEVAL

- 6.7.1 The evidence for Post-Medieval activity in and around the PDA is more easily available and is, in effect, the landscape in which the PDA still sits. The PDA was, and still is, a set of agricultural fields. This was very likely the land use for the Post-Medieval period also. As a result, the Post-Medieval archaeology that we should expect for this period is of field systems and associated boundaries.

- 6.7.2 The HER records buildings and other sites of interest which date to the Post-Medieval period. The archaeological potential of the PDA, for the Post-Medieval period, is considered to be High, by this assessment. The field systems visible on maps and in the landscape today are, in some cases, likely to be field systems of this date. The types of remains most likely to be encountered are agricultural in character and to comprise boundaries and field systems.

6.8 MODERN

- 6.8.1 A map regression (below) illustrates that the PDA was in agricultural use during this period. The layout of the fields within the PDA is very similar to that which we see today.
- 6.8.2 The archaeological potential of the PDA, for the modern period, is considered to be High, by this assessment. The field systems visible on maps and in the landscape today are, in some cases, likely to be field systems of this date. The types of remains most likely to be encountered are agricultural in character and to comprise boundaries.

6.9 MAP REGRESSION

- 6.9.1 During the Post-Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 6.9.2 The Ordnance Survey maps are presented within Appendix 4 of this document and the Ordnance Survey map of 1875-1876 shows the PDA located mainly within a single field. The exception is a small piece of land at the southern edge of the PDA which lies within a field to the south. A tree lined boundary divides the two fields at this point. The northern edge of the PDA is defined by a railway line and the western edge is defined by Hayes Lane. Land to the south and the east of the PDA is agricultural in character.
- 6.9.3 In effect, historic mapping confirms that the PDA has been in agricultural use for at least the last 200 years, and in our professional opinion, it is highly likely that was the case for the whole Post-Medieval and the preceding Medieval period also.

6.10 HISTORIC HEDGEROWS

- 6.10.1 We note that several extant boundaries within the site are shown on the late 19th C Ordnance Survey maps (Appendix 4). Often, boundaries depicted upon 19th C maps can be significantly earlier.
- 6.10.2 The relevant parts of the Hedgerow Regulations are reproduced in Appendix 3. We note that these boundaries are not a historic parish or township boundary

and do not form a boundary with a scheduled monument. They do not appear to fall within the regulations for reasons related to archaeology. We make no comment on their ecological or landscape value. We note that they existed on 19th C maps and is likely they existed earlier than that.

7 ASSESSMENT OF SIGNIFICANCE

7.1 ASSESSMENT OF SIGNIFICANCE

- 7.1.1 In preparing this archaeological desk based we have compiled readily available archaeological and historical information from documentary and cartographic sources. We have also visited the site and its environs.
- 7.1.2 This allows us to provide a professional opinion upon the potential of the land to contain sub-surface archaeological remains.

7.2 ASSESSMENT OF SIGNIFICANCE (DESIGNATED ASSETS)

- 7.2.1 In terms of relevant designated heritage assets, there are twenty eight listed buildings within the 1km study area. The majority of these are within the historic core of Slinfold c. 800m north of the PDA (Figure 3). They also fall within the Slinfold Conservation Area (Figure 4). There are no scheduled monuments, listed buildings, World Heritage Sites, historic battlefield or historic wreck sites within the PDA. Therefore, the potential for direct, physical impacts on designated assets has been considered (and such direct, physical impacts) would be avoided.
- 7.2.2 The potential for indirect (setting) impact upon designated heritage assets in the PDA and within the wider landscape is not covered within this archaeological report. We have tabulated and depicted the location of all designated heritage assets within the PDA and within the wider area on Figures 3 and 4. Tabulated details are given in Appendix 1. This is for the purpose of considering archaeological potential within the PDA.

7.3 ASSESSMENT OF SIGNIFICANCE (ARCHAEOLOGICAL NON-DESIGNATED ASSETS)

- 7.3.1 Existing national policy guidance for archaeology (the NPPF as referenced in Appendix 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 7.3.2 As identified by desk-based work (Figures 5-11) and a study of archaeological potential by period (Section 6) the likely significance of any archaeological remains which may be present is summarised in table form below.

TABLE 3: POTENTIAL AND SIGNIFICANCE OF NON-DESIGNATED ASSETS

Period/Topic	Based upon existing (HER) Data - Likelihood of remains being present (Low, Medium, High)	Significance
Early Prehistoric – Palaeolithic and Mesolithic	Low	Low (Local)
Late Prehistoric – Neolithic, Bronze Age and Iron Age	Low	Low (Local)
Roman	Low	Low (Local)
Early Medieval	Low	Low (Local)
Medieval	Medium	Low (Local)
Post-Medieval	High	Low (Local)
Modern	High	Low (Local)
Geoarchaeological	-	-
Other Specific Topic (e.g. Military)	-	-

7.3.3 The archaeological potential of remains that may be present on the PDA has been assessed as having Low importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 1. Such remains have a local, regional or national interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case from the Solent-Thames Research Framework for the Historic Environment⁶.

TABLE 4: RESEARCH OBJECTIVES

Period	Research Objective	Additional detail
The Later Medieval Period	Chapter 16, 16.4.1	The chronology of development and character of field systems and their relationship to settlement across the region needs to be further explored.

⁶ Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas. By Gill Hey and Jill Hind. 2014. Oxford Wessex Archaeology Monograph. 6 - accessed 2025-07-29

8 SITE CONDITIONS

8.1 PRESERVATION AND DESTRUCTION

- 8.1.1 This Section first considers how previous land use on the potential development area (PDA) has both created archaeological potential and reduced it. It then goes on to consider the proposals and how they may impact upon those potential remains (if any).

8.2 FACTORS AFFECTING ARCHAEOLOGICAL SURVIVAL

- 8.2.1 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.
- 8.2.2 The subject of archaeological preservation has been covered comprehensively elsewhere⁷, and it is a topic which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

8.3 TYPICAL PRESERVATION CONDITIONS IN RURAL LOCATIONS

- 8.3.1 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 300-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There is also peat rich area where soil deposits can be significantly deeper. 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.
- 8.3.2 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.

Factors which enhance preservation	Factors which increase destruction
Pasture/grassland provides a relatively static condition for archaeological remains	Mechanised ploughing especially of deep rooting crops (e.g. Sugar Beet) causes truncation of archaeological deposits.
	Drainage for agricultural or mineral extraction reasons can affect hydrology

⁷ Historic England 2016. Preserving Archaeological Remains. Decision-taking for Sites under Development.

Factors which enhance preservation	Factors which increase destruction
	and therefore remove the conditions in which waterlogged remains may survive.

8.4 SPECIFIC SITE CONDITIONS

- 8.4.1 On occasion, local deposits are also recorded in boreholes recorded by the BGS⁸. In this case, a single borehole was sunk c. 80m west of the PDA (Reference: TQ13SW8, Name: BRICKYARD, Water Well Reference: TQ13/27). This did not record topsoil or made ground within the site. Instead, it referred to the depth of Weald Clay at this location as being 19 feet (5.8m) deep.
- 8.4.2 We have checked for nearby modern archaeological works. Reports on such work are often a very good source of information on the character and depth of local topsoil and subsoil. However, in this instance such data was not available for locations close enough to be useful for extrapolation.
- 8.4.3 Overburden is what archaeologists refer to as the deposits which need to be removed in order to reach a depth of archaeological sensitivity. In this case, overburden will comprise topsoil and perhaps a thin layer of subsoil before undisturbed geology is reached. Archaeological remains, if present, will be cut into that geological deposit.
- 8.4.4 We have checked borehole data and archaeological investigations close to the PDA and, in this instance, we are needing to draw upon our own professional experience working in this region in order to suggest that topsoil it is likely to be c. 300mm deep and, there may also be a subsoil layer of c. 200mm depth below that and above clean geological deposits. Therefore, we anticipate the upper surface of deposits within cut archaeological features would be revealed c. 500mm below the ground surface, if archaeological investigation works took place within the PDA.

8.5 PROPOSED DEVELOPMENT

- 8.5.1 The proposals are shown at Appendix 5. The proposals comprise an:

Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782.

- 8.5.2 The proposed development comprises new structures, which will require foundations and a new road network and parking areas. These buildings will be served by new utilities. This development would also see landscaping improvements. Impacts here would be much lighter comprising of the creation

⁸ <https://www.bgs.ac.uk/information-hub/borehole-records/> - accessed 16-01-2026

of a path/s and planting of shrubs/trees.

- 8.5.3 Such groundworks have the potential to impact upon non-designated (archaeological) heritage assets lying at a relatively shallow depth. We anticipate that pre-modern buried remains, if present, would be impacted by such construction activities. We note that the design team have ensured that no physical impacts would occur to the designated remains.

9 CONCLUSIONS

9.1 SUMMARY

- 9.1.1 This Archaeological desk based Assessment has been prepared to inform an application for a residential development on *Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex*.
- 9.1.2 The proposals are shown at Appendix 5 and they comprise:
- Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782.*
- 9.1.3 The PDA has been assessed in order to consider its below ground archaeological potential. In accordance with relevant government planning policy and guidance, this Assessment has been produced in order to clarify the archaeological potential of the PDA and to consider possible impacts upon archaeological remains, if present within the land.
- 9.1.4 In terms of relevant designated heritage assets, there are twenty eight listed buildings within the 1km study area. The majority of these are within the historic core of Slinfold c. 800m north of the PDA (Figure 3). They also fall within the Slinfold Conservation Area (Figure 4). There are no scheduled monuments, listed buildings, World Heritage Sites, historic battlefield or historic wreck sites within the PDA. Therefore, the potential for direct, physical impacts on designated assets has been considered (and such direct, physical impacts) would be avoided.
- 9.1.5 The potential for indirect (setting) impact upon designated heritage assets in the PDA and within the wider landscape is not covered within this report. We have tabulated and depicted the location of all designated heritage assets within the PDA and within the wider area on Figures 3 and 4. Tabulated details are given in Appendix 1. This is for the purpose of considering archaeological potential within the PDA.
- 9.1.6 The Site does not lie within a specific ‘*Archaeological Notification Area*’. This being a classification which some LPA’s use to draw archaeological attention to land within a certain polygon/area. There are various designated and non-designated heritage assets located within the 1km radius study area around the PDA but none on land close to it. These are of archaeological interest and they form the core of the assessment of archaeological potential within the PDA.
- 9.1.7 The archaeological potential of remains that may be present on the PDA has been assessed as having Low importance within this assessment. The terms Low, Medium and High have a specific meaning and that is explained in Table 1.

Such remains have a local, regional or national interest in research terms. Archaeological research interest is determined by Regional Research Agenda. In this case from the *Solent-Thames Research Framework for the Historic Environment*⁹.

- 9.1.8 The Local Planning Authority (LPA), which is Horsham District Council, will decide whether a condition (related to archaeology) would be appropriate. This they will do on the basis of advice from the Archaeological Officer, Surrey County Council, Historic Environment Planning department. This archaeological desk based assessment will form a part of the information under consideration.

⁹ Solent-Thames Research Framework for the Historic Environment Resource Assessments and Research Agendas. By Gill Hey and Jill Hind. 2014. Oxford Wessex Archaeology Monograph. 6 - accessed 2025-07-29

10 APPENDIX 1 – TABULAR DATA SUPPORTING THE ASSESSMENT

10.1 CONSERVATION AREA

CONNAME	TOWN	DESIG	DISTRICT
Slinfold Conservation Area	Slinfold	Nov-76	Horsham

10.2 LISTED BUILDINGS

NationalRe	Name	Grade	PrefRef	MI_PRINX	DesigUID
1026852	K6 TELEPHONE KIOSK OPPOSITE KINGS HEAD PUBLIC HOUSE	II	299758	4020	DWS4932
1026907	CHERRY TREE COTTAGE	II	299580	4082	DWS4989
1026908	TAYLORS	II	299584	4084	DWS4990
1026909	HOLDENS	II	299587	4085	DWS4991
1026910	THE KING'S HEAD INN	II	299589	4086	DWS4992
1026911	CHEWTON	II	299593	4087	DWS4993
1026912	HALL LAND	II	299596	4088	DWS4994
1026938	WILD HARRY'S	II	299556	4117	DWS5020
1026940	GASKYNS	II	299563	4119	DWS5022
1039961	BARN TO NORTH WEST OF RANFOLD COTTAGE	II	361805	4810	DWS5651
1180939	BARN TO SOUTH EAST OF WILD HARRY'S	II	299557	5128	DWS5940
1181064	OLDHOUSE FARMHOUSE	II	299577	5134	DWS5946
1181073	THE PARISH CHURCH OF ST PETER	II	299579	5136	DWS5948
1181092	FORGE HOUSE	II	299583	5137	DWS5949
1181099	LITTLE HAMMERS	II	299586	5139	DWS5950
1181103	STABLES TO SOUTH OF THE KING'S HEAD INN	II	299588	5140	DWS5951
1181130	STANFORD HOUSE	II	299590	5142	DWS5953
1181135	CHURCH VIEW	II	299592	5143	DWS5954
1181139	COLLYERS AND COLLYERS COTTAGE	II	299595	5144	DWS5955
1285173	SLINFOLD HOUSE	II	299581	5350	DWS6143
1285237	TIMBER FRAMED OUTBUILDING APPROXIMATELY 30 YARDS TO NORTH WEST OF GASKYNS	II	299564	5358	DWS6150
1354225	CHURCHYARD COTTAGES	II	299578	5858	DWS6605
1354226	POST OFFICE AND SLINFOLD STORES AND THE OLD BAKERY	II	299582	5859	DWS6606
1354227	CHAPEL COTTAGE	II	299585	5860	DWS6607
1354228	PEPPERCORN COTTAGE	II	299591	5861	DWS6608
1354229	WHITE BRIARS	II	299594	5862	DWS6609

10.3 HER MONUMENTS

PrefRef	Name	Description	MI_PRINX	MonUID	RecordType	MonType
MWS60	Medieval park - Dedisham	A Medieval park at Dedisham, near Slinfold, is mentioned in 1321.<1> Dedisham at TQ111 328 with moat, but park names further south TQ111 313.<2>	9377	MWS60	LND	PARK
MWS490	Roman vase handle - Slinfold	A bronze handle from a Roman vase has been found at Slinfold. {1} {2}	8172	MWS490	FS	FINDSPOT
MWS491	The Parish Church of St Peter, Slinfold	The medieval church was rebuilt in 1861 in later C13 style by B Ferrey.	8183	MWS491	LB	CHURCH; CHANCEL; INTERLACING ARCADE?; WALL PAINTING; FONT; TOWER; NAVE; PULPIT; CHURCH; VESTRY; WAR MEMORIAL; REREDOS; BROACH SPIRE; INHUMATION
MWS4834	Brickfield SE. of Slinfold Station	In operation by 1907 and still marked on the map in 1965.{1}	8100	MWS4834	MON	BRICKWORKS
MWS7225	Archaeological Watching Brief - Spring Copse - Business Park, Slinfold	No archaeological deposits were encountered. Modern truncation of deposits from the construction and subsequent destruction of a factory/Office unit, and associated services, which previously stood on the site was evident. (1)	10634	MWS7225	NEG	Negative Evidence
MWS7226	Hayes Lane, Slinfold - Watching Brief	An archaeological watching brief was carried out on land adjacent to Hayes Lane, Slinfold, during building works. The site comprises a parcel of land. The northern and western boundaries are formed by the rear gardens of houses in the village and part of the southern boundary is formed by a disused railway line. The Site lies on Weald Clay. The watching brief involved the observation of five different phases and areas of groundworks and construction. No Archaeological deposits or finds were observed or destroyed during the course of the groundworks and the development	10635	MWS7226	NEG	Negative Evidence
MWS9370	Battwells Farm Historic Farmstead, Slinfold	Battwells Farm, Slinfold, has been identified as a Historic Farmstead through the "Historic Farmsteads and Landscape Character in West Sussex" Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Battwells Farm is a 19th century 3 sided L-Plan loose courtyard farmstead with a detached farmhouse set away from the yard. It is in an isolated location and has suffered partial loss (less than 50% loss).	15708	MWS9370	MON	FARMSTEAD; L SHAPE PLAN
MWS9896	War Memorial within the grounds of St Peter's Church, Slinfold.	War Memorial {1}: UKNIWM Ref: 16689 Type: Cross Inscription: 6 O'CLOCK FACE: (NAMES) / TO THE GLORY OF GOD / AND IN MEMORY OF / THE MEN OF SLINFOLD / WHO GAVE THEIR LIVES IN THE / GREAT WAR / 1914 - 1918 / 1939 - 1945 / (NAMES) 12 O'CLOCK FACE: (NAMES) Physical Description: BASE SURMOUNTED BY PLINTH, SHAFT AND ROUGH HEWN WHEEL CROSS. WW2 TABLET ADDED AT THE BASE. WHOLE IS SET WITHIN A FLOWER BED Wars Commemorated: First World War (1914-1918) Ceremony: 17TH JULY 1921; Rededicated 09TH NOVEMBER 1947 Craftsmen: Messrs Mayne & Co. "Mason; Mr Gumbrell - Mason	13447	MWS9896	MON	WAR MEMORIAL; CROSS; PLAQUE; CROSS
MWS10056	Detached Yard South of Lawn Villas Historic Outfarm, Slinfold	Detached Yard South of Lawn Villas, Slinfold, has been identified as a Historic Outfarm through the "Historic Farmsteads and Landscape Character in West Sussex" Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Detached Yard South of Lawn Villas is a 19th century double sided loose courtyard outfarm or field barn. It is in an isolated location and has suffered significant loss (more	16184	MWS10056	MON	OUTFARM

PrefRef	Name	Description	MI_PRINX	MonUID	RecordType	MonType
		than 50% alteration). {1} {2}				
MWS10420	Site of Farthings Historic Farmstead, Slinfold	Site of Farthings, Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Farthings was a 19th century dispersed cluster farmstead. It was in an isolated location but the farmstead has been totally demolished/lost. The farmhouse and one building and yard are away to the South-East. {1} {2}	16462	MWS10420	MON	FARMSTEAD
MWS10421	Site of Farthings Barn Historic Outfarm, Slinfold	Site of Farthings Barn, Slinfold, has been identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Farthings Barn is a 19th century 3 sided L-Plan loose courtyard outfarm or field barn. It was in an isolated location but the outfarm has been totally demolished/lost. The yard is associated with Farthings. {1} {2}	16463	MWS10421	MON	OUTFARM; L SHAPE PLAN
MWS10742	Gaskyns (Gaskins Farm) Historic Farmstead, Slinfold	Gaskyns (Gaskins Farm), Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Gaskyns (Gaskins Farm) is a 19th century L-Plan regular courtyard farmstead with a detached farmhouse set side on to the yard. It is in an isolated location and is extant (no apparent alteration).	793	MWS10742	MON	FARMSTEAD; L SHAPE PLAN
MWS11055	Site of Hall Land Historic Outfarm, Slinfold	Site of Hall Land, Slinfold, has been identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Hall Land was a 19th century 3 sided L-plan loose courtyard outfarm or field barn with additional detached elements to the main plan. It was in an isolated location but the outfarm has been totally demolished/lost. {1}	1112	MWS11055	MON	OUTFARM
MWS11419	Telephone Kiosk, The Street, Slinfold	K6 Telephone Kiosk opposite Kings Head Public House GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. {1} {2}	1454	MWS11419	LB	TELEPHONE BOX
MWS11675	Holmbush Manor Historic Farmstead, Slinfold	K6 Telephone Kiosk opposite Kings Head Public House GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. {1} {2}	14639	MWS11675	MON	FARMSTEAD
MWS11680	Report on a Programme of Archaeological Works at Slinfold Park Golf & Country Club, Stane Street, Slinfold	A programme of archaeological works was undertaken at Slinfold Park Golf and Country Club, Slinfold ahead of the redesign and landscaping of the golf course. The archaeological work consisted of a watching brief and a number of evaluation trenches. Although the watching brief identified no archaeological features the evaluation identified Roman farmstead. A series of ditches, gullies and pits were seen to date to the Roman period and were associated with the farmstead. Within some of the features Roman pottery was recovered however most notably a single gully was seen to produce an iron nail with a glass stirring rod also being recovered alongside further Roman sherds. From the features identified during the archaeological works the Roman farmstead was seen to cover an area of around 1 acre and due to the nature of the of the finds it was suggested that the farmstead dates to the late 2nd – 3rd centuries. Some field boundaries evident on 19th century mapping were also observed however no other archaeological features were identified. {1}	14643	MWS11680	MON	DITCH; GULLY; PIT; FARMSTEAD; DITCH; FIELD BOUNDARY; Negative Evidence

PrefRef	Name	Description	MI_PRINX	MonUID	RecordType	MonType
		A watching brief was undertaken at the Slinfold Park Golf Course, Slinfold, West Sussex during ground works associated with the access road alterations. The monitored groundworks were not deep enough to expose the surface of the natural underlying geology (Horsham Stone) in Trench 1 or the four investigative slots.				
MWS12087	Slinfold Park Golf Club, Stane Street, Slinfold, Horsham: Archaeological Watching Brief	An archaeological watching brief was undertaken at Slinfold Park Golf Club, Stane Street, Slinfold, Horsham during works associated with an access road with a single trench and four pits being excavated. During the watching brief it became clear that the site had been subjected to considerable modern intrusive works including levelling for the insertion of the present concrete road surface and footings for the gate piers in addition to disturbance created by a number of modern services. Further disturbance was caused by landscaping and the planting of roadside shrubs. The monitored groundworks were not deep enough to expose the surface of the natural underlying geology (Horsham Stone) in Trench 1 or the four investigative slots (S1-S4). No archaeological finds, features or deposits were identified during the watching brief. There was, consequently, no evidence relating to the Roman road, Stane Street. {1}	2002	MWS12087	NEG	Negative Evidence
MWS12721	Oldhouse Farm Historic Farmstead, Slinfold	Oldhouse Farm, Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Oldhouse Farm is a medieval regular courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is within a village location and has suffered partial loss (less than 50% loss). {1}	2607	MWS12721	MON	FARMSTEAD
MWS13253	Park House Historic Farmstead, Slinfold	Park House, Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Park House is a 19th century 3 sided L-Plan loose courtyard with a detached farm house set away from the yard. It is located within a Hamlet but only the farmhouse survives. {1}	3180	MWS13253	BLD	FARMSTEAD; FARMHOUSE
MWS13392	Ranfold Historic Farmstead, Slinfold	Ranfold, Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. Ranfold is an 18th century dispersed cluster farmstead with a detached farmhouse set away from the yard. It is in an isolated location and has suffered partial loss (less than 50% loss). {1}	3331	MWS13392	MON	FARMSTEAD
MWS13742	The Rosery Historic Farmstead, Slinfold	The Rosery, Slinfold, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. The Rosery is a 19th century double sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is in an isolated location and has suffered significant loss (more than 50% alteration). {1}	3717	MWS13742	MON	FARMSTEAD
MWS14980	Land to the West of Spring Lane, Slinfold - Evaluation	An archaeological evaluation was carried out on land to the west of Spring Lane, Slinfold, in advance of a proposed new residential development with associated access and landscaping. The site consists of a portion of land bounded to the east by Spring Lane, residential development to the north and by open fields to the south and west. The evaluation consisted of the excavation of sixteen trial trenches (30m x 2m). A simple site deposit sequence was identified. This consisted of a topsoil horizon, which overlay an	16923	MWS14980	NEG	Negative Evidence

PrefRef	Name	Description	MI_PRINX	MonUID	RecordType	MonType
		underlying natural horizon. This deposit sequence was consistent over the whole site. The topsoil horizon was found to be relatively shallow in extent, reflecting a greater propensity for pastoral agricultural activity on this site in the past. A 19th century land drain was identified in two trenches at the southern end of the survey area as well as an area of modern disturbance and the line of a modern drainage ditch within the north-western corner of the site. No archaeological features or finds were identified during the watching brief despite the concentration of archaeological trenching towards the northern area and central areas of the site, where the greatest impact upon any possible underlying archaeological potential would be made by the proposed development. {1}				

10.4 EVENTS

EvUID	RecordType	Name	Description	Ref	MI_PRINX
EWS1489	EVT	St Peter's Church, Slinfold - Watching Brief	An archaeological watching brief was carried out at St Peter's Church, Slinfold during works associated with the construction of an extension to the north of the church. The archaeological works uncovered six articulated burials and an in situ external plinth of the original medieval church. The original northern church wall was found to have been further south than that of the present church. The underlying geology of the site is Horsham Stone and the site occupies a relatively flat area of graveyard with a gentle slope from east to west. The site is located close to Stane Street Roman road, which runs approximately 800 metres to the west. The church is believed to have stood on the site since around 1100. The present church was constructed in 1861. All intrusive groundworks and the removal of a section of the church wall were monitored. The external excavations included trenching for the foundations of the extension, service trenches and a soakaway. A total of six articulated human burials were recorded comprising one child and five adults. Two unexcavated coffins were also uncovered. The date of the burials is difficult due to the absence of grave markers and grave goods. Only two skeletons had a stratigraphic relationship with a datable feature, burial sk3 continued beneath the 1861 extension and burial sk2 was truncated by the burial of sk3. Both these burials predate 1861. The other burials are also thought to be of probable post-medieval date. The internal area excavations were undertaken by hand and included a small area within the northwest corner of the interior of the church, the removal of the window in the north wall and the creation of the doorway opening to the new extension. The excavations within the northwest corner of the church carried out after the removal of the suspended floor revealed part of an earlier building. The remains were located at the northeastern extent of the excavated area and comprised an inverted "L" arrangement of masonry, the north – south orientated arm of the remains had a chamfered leading edge suggestive of external masonry which may relate to one of the buttresses shown on the Tithe map of 1840. The remains may represent part of the late 12th century Dedisham Chantry Chapel which was situated on the north side of the former chancel. The excavation of two burials truncated by the wall of the new church confirm that the original north wall was further south than that of the present church. The remainder of the deposits and features encountered in the interior excavation were derived from the construction of the last 19th century church or directly associated with its use. The made ground deposits were related to the preparation of the ground surface on the interior of the building prior to the construction of the three sleeper walls supporting the suspended floor. The floor was situated above a large circular soakaway lined in brick. The soakaway was linked by drainage channels to the font, and the depth of the soakaway may have been due to the nature of the firm clays through which the feature was constructed, in order to allow the contents of the font to successfully drain away. A brick feature was identified at the southeast corner of the excavated area and is thought to be related to under-floor heating. However, it is also possible that the brickwork may represent the remains of the northern outer wall of a brick vault which may have caused truncation and subsequent loss of material associated with the medieval church in this area. The watching brief identified a large quantity of Roman ceramic building material, re-used in the construction of the early Church. The relatively unabraded nature of the material suggests that it has not been subject to ploughing or a large amount of movement prior to deposition. The materials are indicative of a high status Roman building, perhaps from the Alfoldean Mansio, located 1.3km across the fields from the Church. A watching brief was carried out during the removal of the window in the north wall of the church in order to create through access from the interior to the new extension. The window was a tall lancet with pointed arch over plate tracery incorporating trefoil detail with stained glass. The moulded masonry is all of 13th century style but of 19th century origin, constructed as part of the present church. The	Project Number: 2521	212

EvUID	RecordType	Name	Description	Ref	MI_PRINX
			interior window details included splayed reveals and sill situated 1.27m above the masonry sleeper wall of the suspended timber floor. No moulded masonry relating to the earlier phase of church construction was encountered. No standing fabric relating to the earlier structures is visibly included in the later building. {1}		
EWS1366	EVT	Slinfold Park Golf & Country Club, Stane Street, Slinfold - Archaeological Works	A programme of archaeological works was undertaken at Slinfold Park Golf and Country Club, Slinfold. The archaeological work consisted of a watching brief and a number of evaluation trenches. A Roman farmstead was identified during the archaeological works, however except for some field boundaries evident on 19th century mapping no other archaeological features were identified. {1} A watching brief was undertaken at the Slinfold Park Golf Course, Slinfold, West Sussex during ground works associated with the access road alterations. The monitored groundworks were not deep enough to expose the surface of the underlying natural geology and no archaeological finds, features or deposits were identified. {2}		1442
EWS1511	EVT	Slinfold Park Golf Club, Slinfold, Horsham - Watching Brief	A watching brief was carried out at the Slinfold Park Golf Course, Slinfold during ground works associated with the access road alterations. The monitored groundworks were not deep enough to expose the surface of the underlying natural geology and no archaeological finds, features or deposits were identified. {1}	Project No:3298	1581
EWS1947	EVT	Land to the West of Spring Lane, Slinfold - Evaluation	An archaeological evaluation was carried out on land to the west of Spring Lane, Slinfold, in advance of a proposed new residential development with associated access and landscaping. The evaluation consisted of the excavation of sixteen trial trenches (30m x 2m). A simple site deposit sequence was identified. This consisted of a topsoil horizon, which overlay an underlying natural horizon. This deposit sequence was consistent over the whole site. The topsoil horizon was found to be relatively shallow in extent, reflecting a greater propensity for pastoral agricultural activity on this site in the past. A 19th century land drain was identified in two trenches at the southern end of the survey area as well as an area of modern disturbance and the line of a modern drainage ditch within the north-western corner of the site. No archaeological features or finds were identified during the watching brief despite the concentration of archaeological trenching towards the northern area and central areas of the site, where the greatest impact upon any possible underlying archaeological potential would be made by the proposed development. {1}		2130
EWS2230	EVT	Hayes Lane, Slinfold - Watching Brief	An archaeological watching brief was carried out on land adjacent to Hayes Lane, Slinfold, during building works. The site comprises a parcel of land. The northern and western boundaries are formed by the rear gardens of houses in the village and part of the southern boundary is formed by a disused railway line. The Site lies on Weald Clay. The watching brief involved the observation of five different phases and areas of groundworks and construction. No Archaeological deposits or finds were observed or destroyed during the course of the groundworks and the development. {1}		2450
EWS2264	DBA	Land adjacent to Hayes Lane, Slinfold - Desk-Based Assessment	A desk-based assessment was carried out on land adjacent to Hayes Lane, Slinfold, in advance of redevelopment of the area. The site comprises a parcel of land approximately 0.8 hectares in area and is currently covered in long grass. The northern and western boundaries are formed by the rear gardens of houses and part of the southern boundary is formed by a disused railway line. The site lies on weald clay. Prehistoric: The only Prehistoric evidence within 1km of the Site is a flint working site broadly dated to the Mesolithic to Bronze Age periods found adjacent to a bridle path on Rowfold Farm. Roman: The Roman Road (Stane Street) passes 1km north-west of the site. Sites associated with the road have also been discovered including the rampart and ditch of the Roman station at Alfoldean uncovered during an excavation adjacent to Stane Street in 1922. The floors and roof debris found suggest the site was occupied from around AD 100 for about 275 years. A Roman pavement has also been found just north of Alfoldean station. A Roman bridge was discovered underpinning of the modern bridge; masonry and timber was found, as well as occupation debris from the station. Domestic and occupation debris from a previously unknown site was also found during work on a pipeline in June 2000. Find spots include part of the upper half of a quern discovered close to the Roman road and a gold ring found near the Lower Bottle House. Roman material has been found re-used in the building and gardens of Dedisham house. Saxon: The only evidence of Saxon activity within 1km of the site is a large sherd of pottery found on the bed of a stream. Medieval: The village of Slinfold is thought to have medieval origins. However, apart from that there is currently no other evidence of medieval activity within 1km of the Site. The parish Church of St. Peters was built in 1861, but it is unclear if it had earlier origins. Post medieval and modern: The area is rich in post-medieval sites, including a brickworks and three parks. The Church of St Peter's was built in 1861, and lies to the north of the village. A brickworks was in operation by 1907, it is the closest archaeological activity to the proposed development site and is shown on recent Ordnance Survey maps to the south-west, close to Hall Land. Parks at Slinfold Lodge, Wellcross and Rapkins have also been identified. At Wellcross, aerial photographs recorded features that were probably associated with the park. Also within the 1km search of the Site an ice house was discovered in the basement of farm buildings at Townhouse Farm and the now dismantled Guildford to Horsham railway, which exists as a footpath bounding the southern edge of the development site. The only modern entry within the search area is a WWII Pill Box. It stands close to Middle Barn and is recorded as a Type 24. Cartographic evidence shows little change in the Site. The Site does not appear to have been landscaped or quarried.		2491

EvUID	RecordType	Name	Description	Ref	MI_PRINX
			The assessment has shown that there are a small number of finds of archaeological significance within the environs of the site, most notably associated with the Roman road. However, there are no archaeological sites or finds within the site itself or immediate area and the nearest sites are for the late post-medieval and modern periods; St Peters Church, Slinfold (1km to the north) and a modern brickworks (0.5km to the southwest). Roman activity might reasonably be expected in a zone close to the Roman road, but the road lies over 1km to the east. Similarly, the site lies on the margins of the present-day village of Slinfold and is presumably located at some distance from the historic core of the village. The settlement was not mentioned in the Domesday Book and presumably developed in the medieval times. There is, therefore, rather less chance that a middle or late Saxon origin for the settlement exists, which because of the process of settlement shift, might not be coincident with a medieval successor. While an absence of archaeological deposit on this site cannot be completely discounted, the archaeological potential of the site appears to be low.		
EWS2284	DBA	Slinfold Primary School, Slinfold - Desk Based Assessment	A desk-based assessment was carried out at Slinfold Primary School, Slinfold in advance of a proposed development at the School involving the construction of new school buildings. The site is bordered to the north by farmland and housing to the east, west and south. It is adjacent to St. Peter's Church, located to the east. The underlying geology is Weald Clay formation mudstone comprised of calcareous sandstone, shelly limestones and clay ironstones. Palaeolithic: No archaeological evidence for this period, had been identified within 1km of the site. Mesolithic: Evidence of this period is scarce within the wider environment of the site with only a few artefacts being uncovered during excavations and other works in Alfoldean, 1.3km from the Site. Neolithic, Mesolithic, Bronze Age and Iron Age periods: No archaeological evidence for these periods have been identified within 1km of the site.		2513

10.5 ARCHAEOLOGICAL NOTIFICATION AREA, MEDIEVAL CHURCH

Name	MI_PRINX	DesigUID	RAG	PrefRef
Medieval Church of St Peter, Slinfold	8708	DWS8530	Red	Horsham 015

10.6 ARCHAEOLOGICAL NOTIFICATION AREA, ROMAN ROAD

OBJECTID	ID	SHAPE_LEN
1	0	43156.71941

10.7 HISTORIC LANDSCAPE CHARACTERISATION

HLCUID	FullTypeCo	BroadTypeC	HLCTypeCod	Summary	Confidence	BroadType	HLCType	Period	MI_PRINX
HWS4495	REC-Golfc	REC	Golfc	isolated tree clumps	Certain	Recreation	Golf courses	Post Medieval to Modern	19294
HWS4500	REC-Golfc	REC	Golfc		Certain	Recreation	Golf courses	Post Medieval to Modern	19300
HWS4544	FLD-Assrt	FLD	Assrt	Cohesive Assart	Certain	Fieldsapes	Assarts	Medieval	19342
HWS4577	FLD-Ifld	FLD	Ifld	Modern field amalgamation	Certain	Fieldsapes	Informal Fieldsapes	Post Medieval to Modern	19374
HWS4591	SET-Shcor	SET	Shcor	hamlet	Certain	Settlement	Historic Core	Medieval	19388
HWS4592	SET-Shcor	SET	Shcor	hamlet	Certain	Settlement	Historic Core	Medieval	19389
HWS4593	SET-Sexot	SET	Sexot	Infill		Settlement	Expansion - other	Unknown	19390
HWS4594	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Unknown	19391
HWS4595	IND-OthIn	IND	OthIn	Factories	Certain	Industry	Other Industry	Post Medieval to Modern	19392

HLCUID	FullTypeCo	BroadTypeC	HLCTypeCod	Summary	Confidence	BroadType	HLCType	Period	MI_PRINX
HWS4596	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Unknown	19393
HWS4597	REC-Sport	REC	Sport		Certain	Recreation	Sports fields	Post Medieval to Modern	19394
HWS4598	SET-Sexot	SET	Sexot	Infill	Certain	Settlement	Expansion - other	WW I to WW II	19395
HWS4600	SET-Sexsb	SET	Sexsb	planned estate	Certain	Settlement	Expansion - suburbs	Post Medieval to Modern	19397
HWS4601	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Post Medieval to Modern	19398
HWS4602	SET-Sexot	SET	Sexot	Infill	Certain	Settlement	Expansion - other	Post Medieval to Modern	19399
HWS4603	SET-Sexsb	SET	Sexsb	Infill	Certain	Settlement	Expansion - suburbs	Post Medieval to Modern	19400
HWS4604	SET-Sexot	SET	Sexot	planned estate	Certain	Settlement	Expansion - other	Post Medieval to Modern	19401
HWS4605	IND-OthIn	IND	OthIn	Factories	Certain	Industry	Other Industry	WW I to WW II	19402
HWS4606	IND-OthIn	IND	OthIn	Factories	Certain	Industry	Other Industry	Post Medieval to Modern	19403
HWS4607	WL-Asmn	WL	Asmn	Assart wood	Certain	Woodland	Ancient Semi-natural	Medieval	19404
HWS4608	WL-Asmn	WL	Asmn	Assart wood	Certain	Woodland	Ancient Semi-natural	Medieval	19405
HWS4609	SET-Shstd	SET	Shstd	Small farmstead/cottage	Certain	Settlement	Historic dispersed	Post Medieval	19406
HWS4610	FLD-Ifld	FLD	Ifld	Irregular piecemeal enclosure	Probable	Fieldsapes	Informal Fieldsapes	Medieval	19407
HWS4619	WL-Asmn	WL	Asmn	Ghyll (gill)	Certain	Woodland	Ancient Semi-natural	Medieval	19416
HWS4625	WL-Asmn	WL	Asmn	Assart wood	Certain	Woodland	Ancient Semi-natural	Medieval	19422
HWS4627	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19423
HWS4628	FLD-Ifld	FLD	Ifld	Modern field amalgamation	Certain	Fieldsapes	Informal Fieldsapes	Post Medieval to Modern	19424
HWS4629	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Post Medieval to Modern	19425
HWS4633	SET-Shstd	SET	Shstd	Small farmstead/cottage	Certain	Settlement	Historic dispersed	Post Medieval	19429
HWS4635	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Post Medieval to Modern	19431
HWS4636	FLD-Ifld	FLD	Ifld	Regular piece meal enclosure	Probable	Fieldsapes	Informal Fieldsapes	Post Medieval	19432
HWS4638	DL-Ipark	DL	Ipark	Large landscaped garden	Certain	Designed Landscapes	Informal parkland	Unknown	19434
HWS4639	FLD-Ifld	FLD	Ifld	Irregular piecemeal enclosure	Certain	Fieldsapes	Informal Fieldsapes	WW I to WW II	19435
HWS4640	DL-Ipark	DL	Ipark	Post-medieval gentrification	Certain	Designed Landscapes	Informal parkland	Unknown	19436
HWS4641	IND-OthIn	IND	OthIn	Factories	Certain	Industry	Other Industry	Post Medieval to Modern	19437
HWS4642	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19438
HWS4643	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	WW I to WW II	19439
HWS4646	SET-Sexot	SET	Sexot	Large Farmstead	Certain	Settlement	Expansion - other	Post Medieval to Modern	19442
HWS4647	FLD-Ifld	FLD	Ifld	Irregular piecemeal enclosure	Certain	Fieldsapes	Informal Fieldsapes	Post Medieval to Modern	19443
HWS4648	FLD-Assrt	FLD	Assrt	Cohesive Assart	Probable	Fieldsapes	Assarts	Medieval	19444
HWS4649	DL-Ipark	DL	Ipark	Large landscaped garden	Certain	Designed Landscapes	Informal parkland	Post Medieval to Modern	19445
HWS4650	SET-Shstd	SET	Shstd	Large Farmstead	Certain	Settlement	Historic dispersed	Post Medieval	19446
HWS4651	SET-Sexot	SET	Sexot	Large Farmstead	Certain	Settlement	Expansion - other	Post Medieval to Modern	19447
HWS4652	SET-Shstd	SET	Shstd	Small farmstead/cottage	Certain	Settlement	Historic dispersed	Post Medieval	19448
HWS4653	DL-Ipark	DL	Ipark	Large landscaped garden	Certain	Designed Landscapes	Informal parkland	Unknown	19449
HWS4654	FLD-Assrt	FLD	Assrt	Cohesive Assart	Certain	Fieldsapes	Assarts	WW I to WW II	19450
HWS4656	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19452

HLCUID	FullTypeCo	BroadTypeC	HLCTypeCod	Summary	Confidence	BroadType	HLCType	Period	MI_PRINX
HWS4657	FLD-Assrt	FLD	Assrt	Cohesive Assart	Certain	Fieldscales	Assarts	Medieval	19453
HWS4658	FLD-Fenc	FLD	Fenc	Co-axial fields	Probable	Fieldscales	Formal Enclosure (planned/private)	Early Medieval/Dark Age	19454
HWS4659	SET-Sexot	SET	Sexot	Large Farmstead	Certain	Settlement	Expansion - other	Post Medieval to Modern	19455
HWS4662	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19457
HWS4668	SET-Sexot	SET	Sexot	Ribbon Development	Certain	Settlement	Expansion - other	Post Medieval to Modern	19463
HWS4669	SET-Snhi	SET	Snhi	Small farmstead/cottage	Certain	Settlement	Non-historic isolated	Post Medieval to Modern	19464
HWS4670	DL-lpark	DL	lpark	Large landscaped garden	Certain	Designed Landscapes	Informal parkland	Unknown	19465
HWS4671	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19466
HWS4676	FLD-lfld	FLD	lfld	Regular piece meal enclosure	Probable	Fieldscales	Informal Fieldscales	Post Medieval	19471
HWS4677	SET-Shstd	SET	Shstd	Large Farmstead	Certain	Settlement	Historic dispersed	Post Medieval	19472
HWS4678	SET-Sexot	SET	Sexot	Large Farmstead	Certain	Settlement	Expansion - other	Post Medieval to Modern	19473
HWS4679	FLD-Fenc	FLD	Fenc	Planned private Enclosure	Certain	Fieldscales	Formal Enclosure (planned/private)	Post Medieval to Modern	19474
HWS4680	FLD-Assrt	FLD	Assrt	Cohesive Assart	Certain	Fieldscales	Assarts	Medieval	19475
HWS4683	FLD-lfld	FLD	lfld	Regular piece meal enclosure	Certain	Fieldscales	Informal Fieldscales	Unknown	19478
HWS4685	WL-Wrgn	WL	Wrgn	Regenerated - wood	Certain	Woodland	Regenerated	Unknown	19480
HWS4686	SET-Sexot	SET	Sexot	Small farmstead/cottage	Certain	Settlement	Expansion - other	Unknown	19481
HWS4687	SET-Sexot	SET	Sexot	Small farmstead/cottage	Certain	Settlement	Expansion - other	Post Medieval to Modern	19482

11 APPENDIX 2 – PLANNING FRAMEWORK

11.1 NATIONAL PLANNING POLICY FRAMEWORK

- 11.1.1 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) (December 2024) as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF (Glossary) as follows:

“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.”

- 11.1.2 Historic England advocates in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Revised December 2017) that a stepped approach should be taken to the assessment of impacts on setting and significance. This guidance, which was originally issued by English Heritage in 2011, is generally known as GPA3. It should be noted that the advice states in paragraph 1 that it does not constitute a prescriptive methodology.
- 11.1.3 A useful authority relating to the concept of the setting of heritage assets is to be found in the case known as *Catesby Estates*¹⁰, which in essence confirms that the setting of heritage assets is not confined to visual matters or views. Abstract and historical considerations are part of setting, and while it is reasonable to consider the extent of setting there is usually no fixed boundary to it.
- 11.1.4 The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.
- 11.1.5 The NPPF requires any impact involving harm to the significance of a designated heritage asset to be considered in terms of either “*substantial harm*” or “*less than substantial harm*” as described in paragraphs 212 to 215 of that document. Paragraph 212 states that:

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

- 11.1.6 Paragraph 213 of the NPPF then states that:

¹⁰ *Catesby Estates Limited v Steer* [2018] EWCA Civ. 1697.

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

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷².”*

11.1.7 Paragraph 214 then states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

11.1.8 Paragraph 215 explains the balancing exercise in cases where there is less than substantial harm as follows:

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

11.1.9 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.”

11.1.10 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.”*

11.1.11 Further guidance on non-designated heritage assets

is contained in National Planning Practice Guidance, as revised on 23 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 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 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 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.

Revision date: 23 07 2019"

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

11.1.13 Paragraphs 219 and 220 of the NPPF advise on development affecting conservation areas and World Heritage Sites.

11.2 LEGISLATION

11.2.1 Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.

11.2.2 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building¹¹. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹². There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances.

11.2.3 The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The decision maker must also give considerable importance and weight to the desirability of those objectives¹³. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁴. There is a strong presumption against the grant of permission for development that would harm the character and appearance of the conservation area, though the presumption can be overcome in certain circumstances.

11.2.4 The decision maker is required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of

¹¹ [Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others \[2014\] EWCA Civ. 137.](#)

¹² [South Lakeland v Secretary of State for the Environment \[1992\] 2 AC 141.](#)

¹³ [Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others \[2014\] EWCA Civ. 137.](#)

¹⁴ [South Lakeland v Secretary of State for the Environment \[1992\] 2 AC 141.](#)

preserving the setting of the listed building¹⁵. For present purposes, one of the meanings of preservation, as it is meant in section 66(1) of the Act, is to keep safe from harm¹⁶. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption can be overcome in certain circumstances. In this instance, Heritage Setting is covered by a separate document and is not commented upon further here.

11.3 RELEVANT LOCAL POLICIES

11.3.1 The following local policies are relevant to the historic environment and this assessment. The current Local Plan for Horsham District Council was adopted in 2015¹⁷, and the policy relating to the historic environment are described in Sections 9.38 – 9.42 of the Local Plan. The following policy relates specifically to Archaeology:

Local Plan	Relevant Policy
Policy 34 Cultural and Heritage Assets	<i>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.</i>

¹⁵ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ. 137.

¹⁶ South Lakeland v Secretary of State for the Environment [1992] 2 AC 141

¹⁷ <https://www.horsham.gov.uk/planning/local-plan/read-the-current-local-plan> - accessed 2026-03-08

12 APPENDIX 3 - HEDGEROW REGULATIONS 1997

12.1 THE HEDGEROWS REGULATIONS

- 12.1.1 Are intended to protect important countryside hedges from destruction or damage. The Regulations define what a hedgerow is in terms of the regulations and set out the criteria for determining what an 'important' hedgerow is. The existence of hedgerows can be important in archaeological terms, as they can be an indicator of ancient land use patterns and systems of tenure. In planning terms an early awareness of their existence can help to guide ways of integrating ecologically and archaeologically landscape elements into a masterplan.

Hedgerow Regulations¹⁸

The regulations define a hedgerow as being;

'any hedgerow growing in, or adjacent to, any common land, protected land, or land used for agriculture, forestry or the breeding or keeping of horses, ponies or donkeys, if—

it has a continuous length of, or exceeding, 20 metres; or

it has a continuous length of less than 20 metres and, at each end, meets (whether by intersection or junction) another hedgerow'.

In terms of the criteria for determining what an 'important' hedgerow is, for the purposes of this assessment these will be limited to those criteria within the Regulations which define a hedgerow which is considered 'important' in terms of archaeology and history. These are as follows:

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

2. The hedgerow incorporates an archaeological feature which is—

included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or

recorded at the relevant date in a Sites and Monuments Record.

3. The hedgerow—

is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

¹⁸ <http://www.legislation.gov.uk/uksi/1997/1160/contents/made>

4. *The hedgerow—*

marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or

is visibly related to any building or other feature of such an estate or manor.

5. *The hedgerow—*

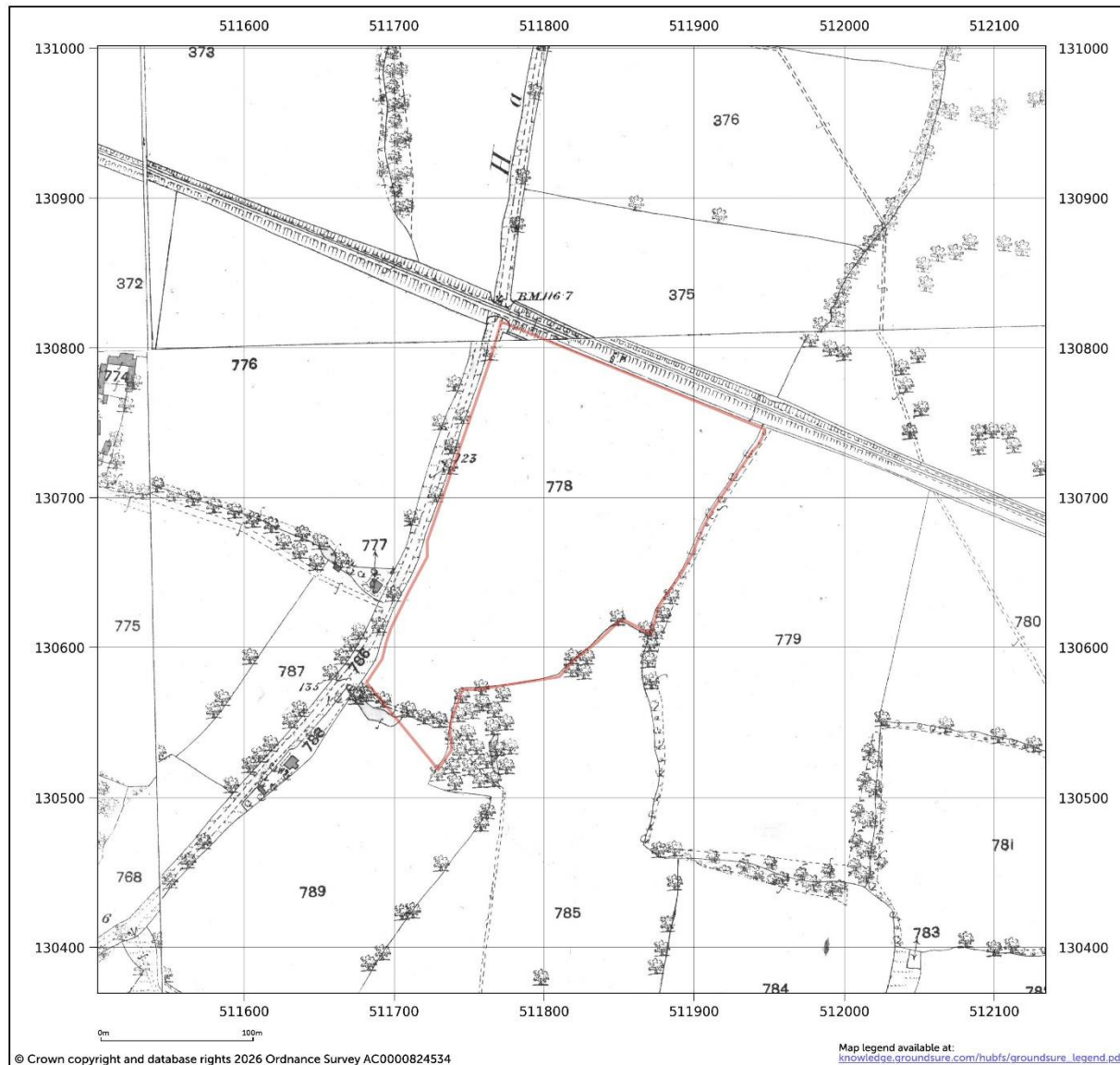
is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or

is part of, or visibly related to, any building or other feature associated with such a system, and that system—

is substantially complete; or

is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority's area, as a key landscape characteristic.'

13 APPENDIX 4 – HISTORIC ORDNANCE SURVEY MAPS



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PERSONAL & PROFESSIONAL MAPPING

Site details:	Slinfold (West Sussex)
Client ref:	CMAFS-BW1-1260934-1544380-57218-300126
Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

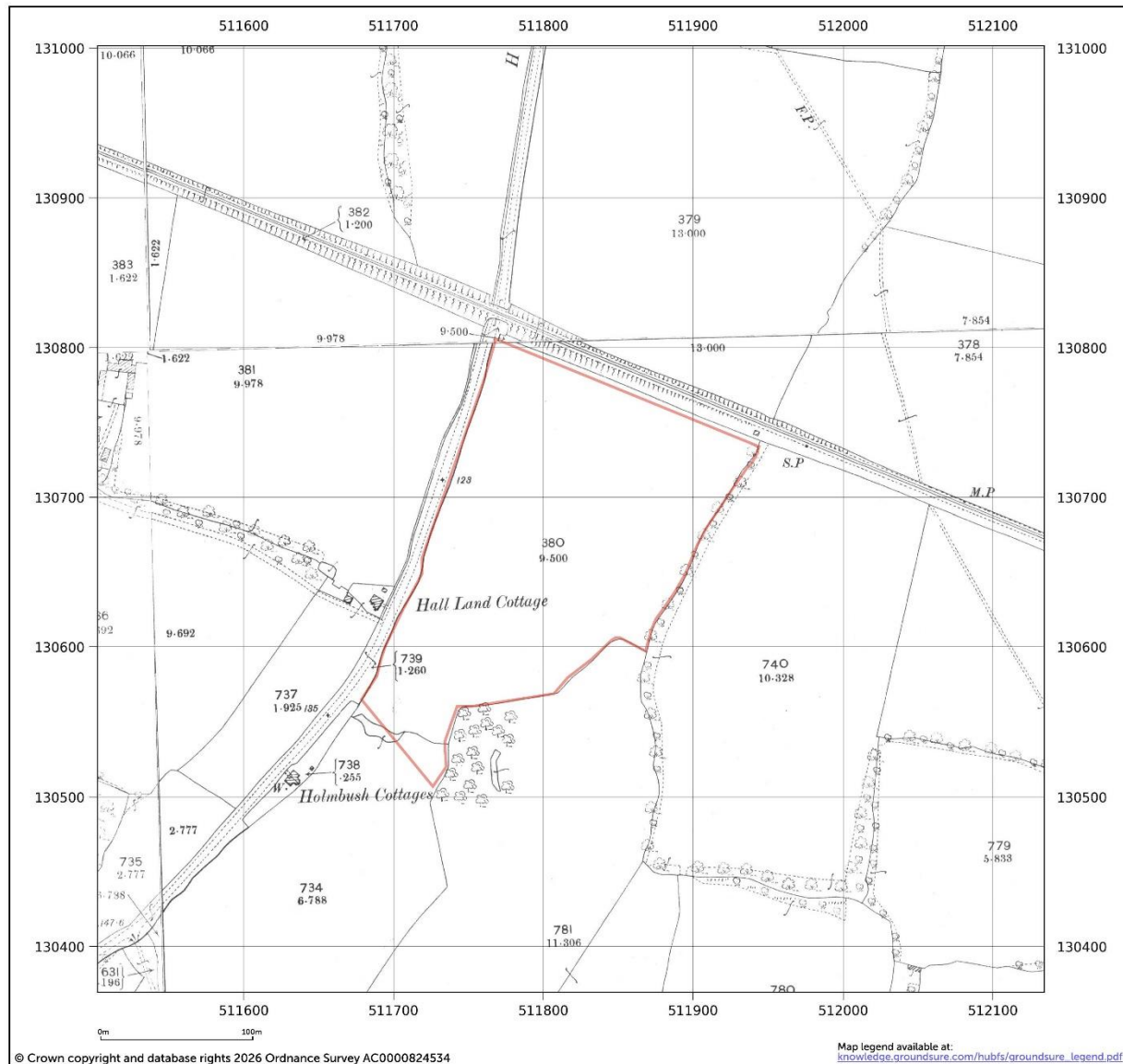
Map name:	County Series
Map date:	1875-1876
Scale:	1:2,500
Printed at:	1:2,500



Date: 1876 Surveyed: 1876 Revised: 1876	Date: 1876 Surveyed: 1876 Revised: 1876
Date: 1875 Surveyed: 1875 Revised: 1875	Date: 1876 Surveyed: 1876 Revised: 1876

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Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

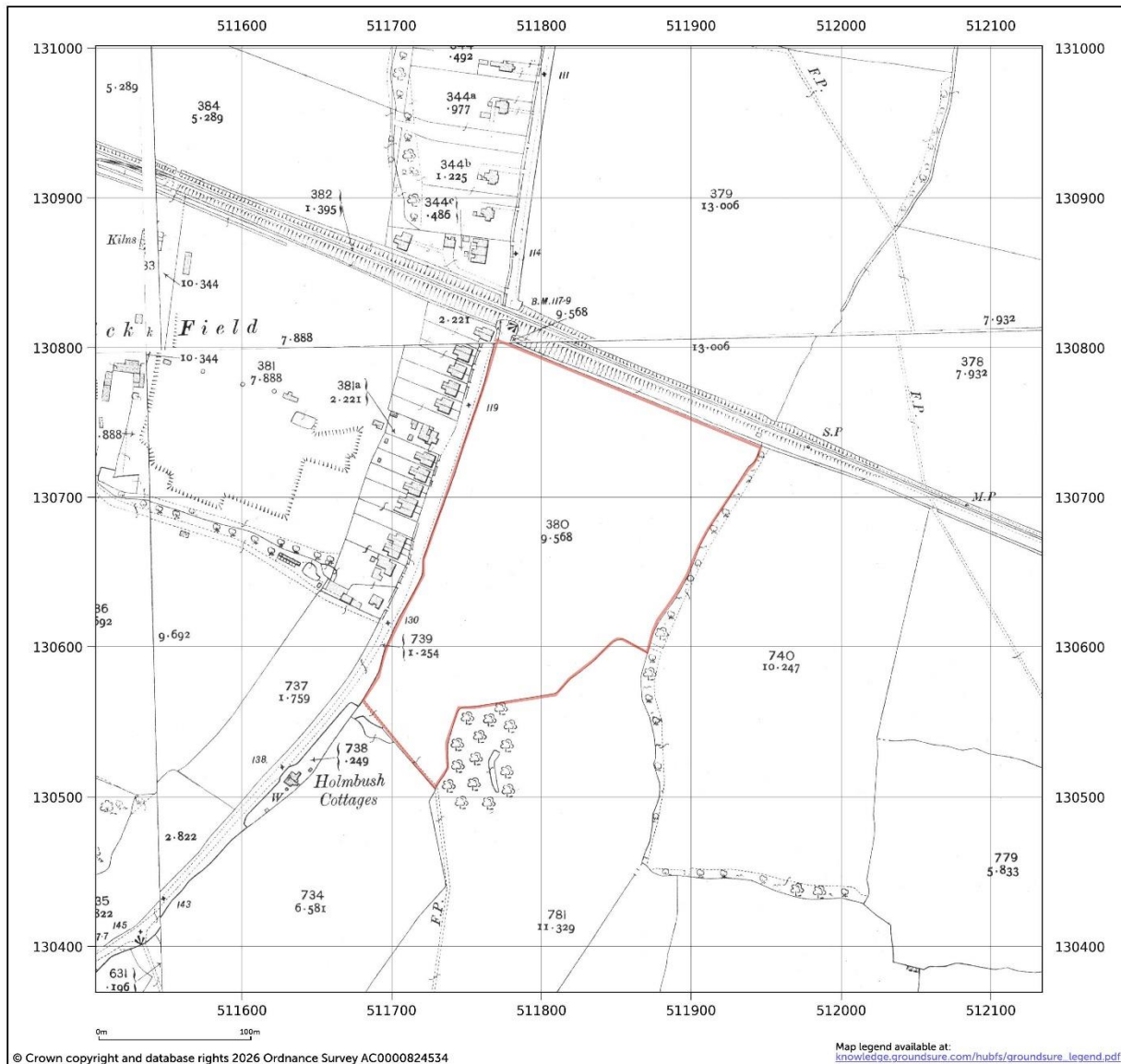
Map name:	County Series
Map date:	1897
Scale:	1:2,500
Printed at:	1:2,500



Date: 1897 Surveyed: 1897 Revised: 1897	Date: 1897 Surveyed: 1897 Revised: 1897
Date: 1897 Surveyed: 1897 Revised: 1897	Date: 1897 Surveyed: 1897 Revised: 1897

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Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

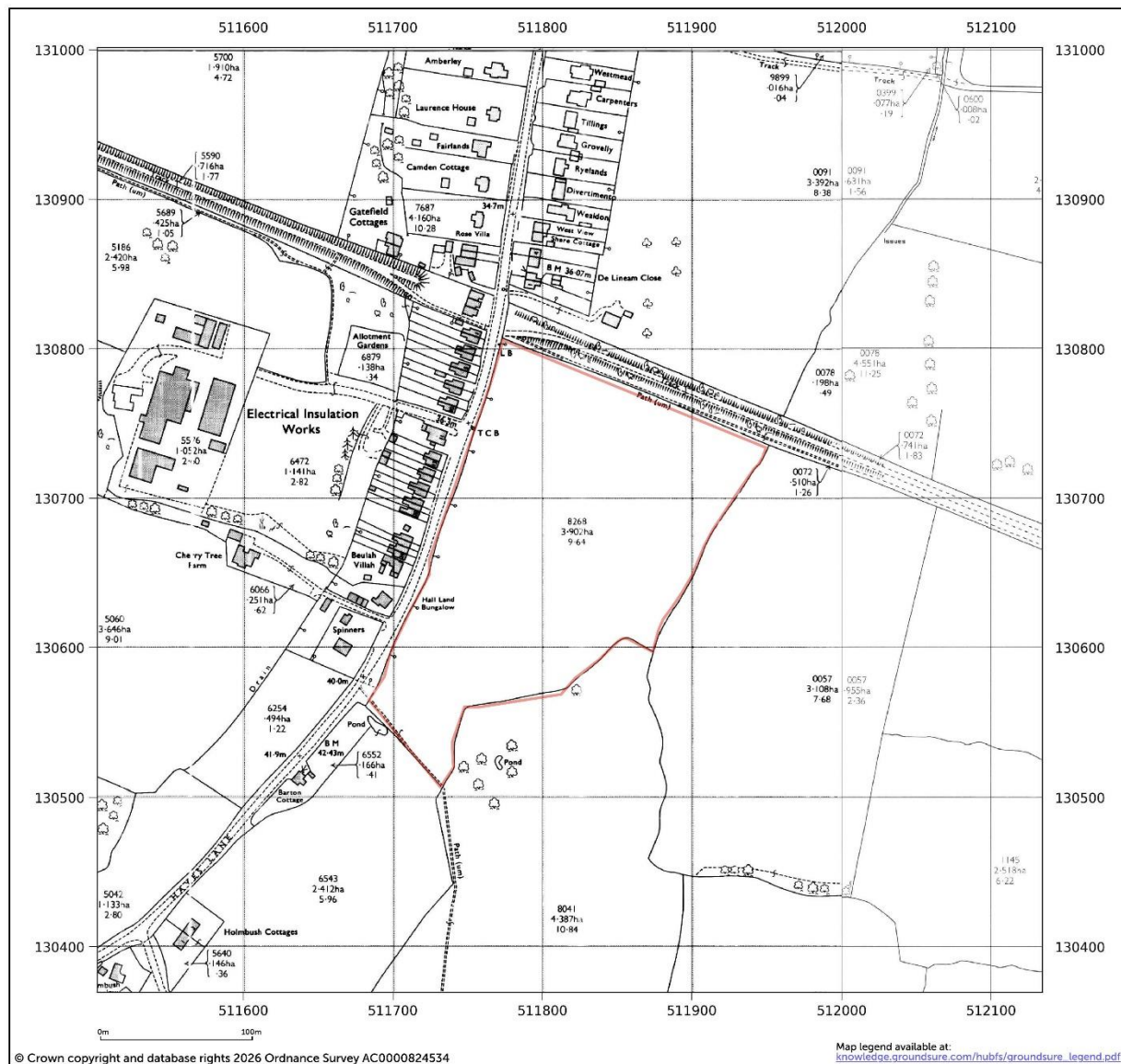
Map name:	County Series
Map date:	1911
Scale:	1:2,500
Printed at:	1:2,500



Date: 1911 Surveyed: 1911 Revised: 1911	Date: 1911 Surveyed: 1911 Revised: 1911
Date: 1911 Surveyed: 1911 Revised: 1911	Date: 1911 Surveyed: 1911 Revised: 1911

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Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

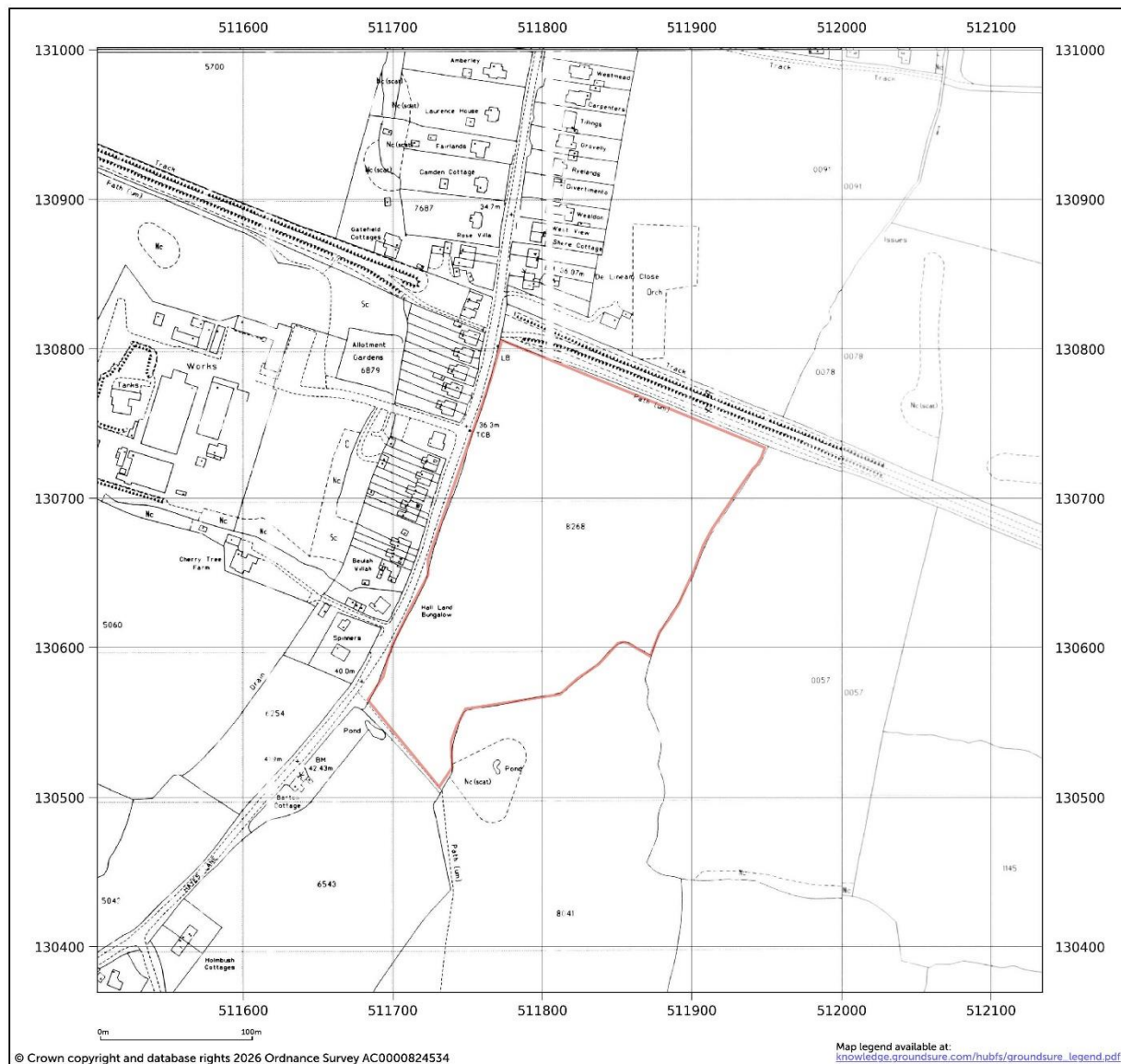
Map name:	National Grid
Map date:	1975-1977
Scale:	1:2,500
Printed at:	1:2,500



Date: 1975	Date: 1975
	Surveyed: 1974
	Revised: 1974
	Copyright: 1975
	Levelled: 1971
Date: 1975	Date: 1977
	Surveyed: 1974
	Revised: 1974
	Copyright: 1977
	Levelled: 1971

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Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

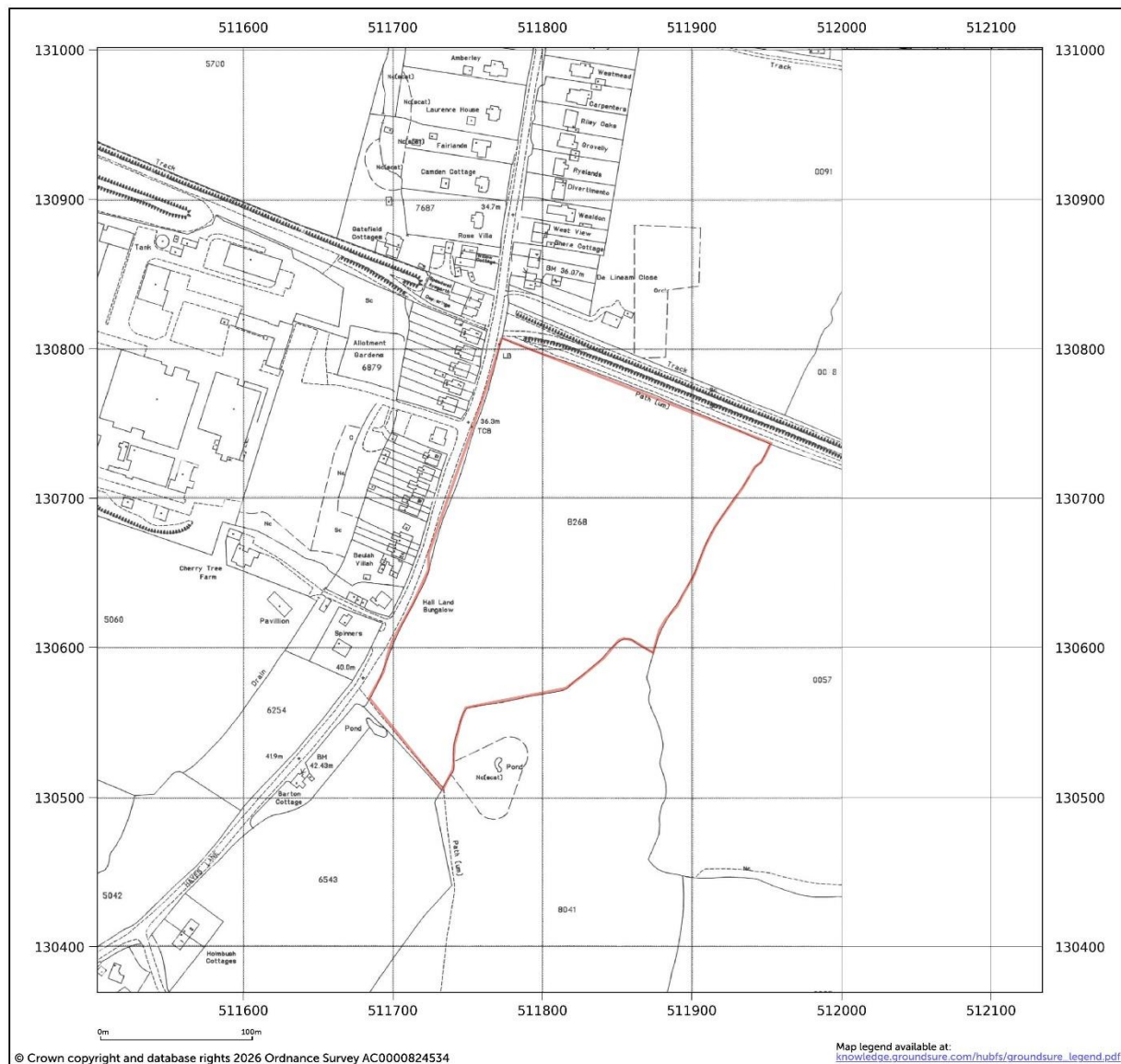
Map name:	National Grid
Map date:	1992-1993
Scale:	1:2,500
Printed at:	1:2,500



Date: 1992 Surveyed: 1971 Revised: 1992 Copyright: 1992 Levelled: 1971	Date: 1993 Surveyed: 1993 Copyright: 1993
Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993

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Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

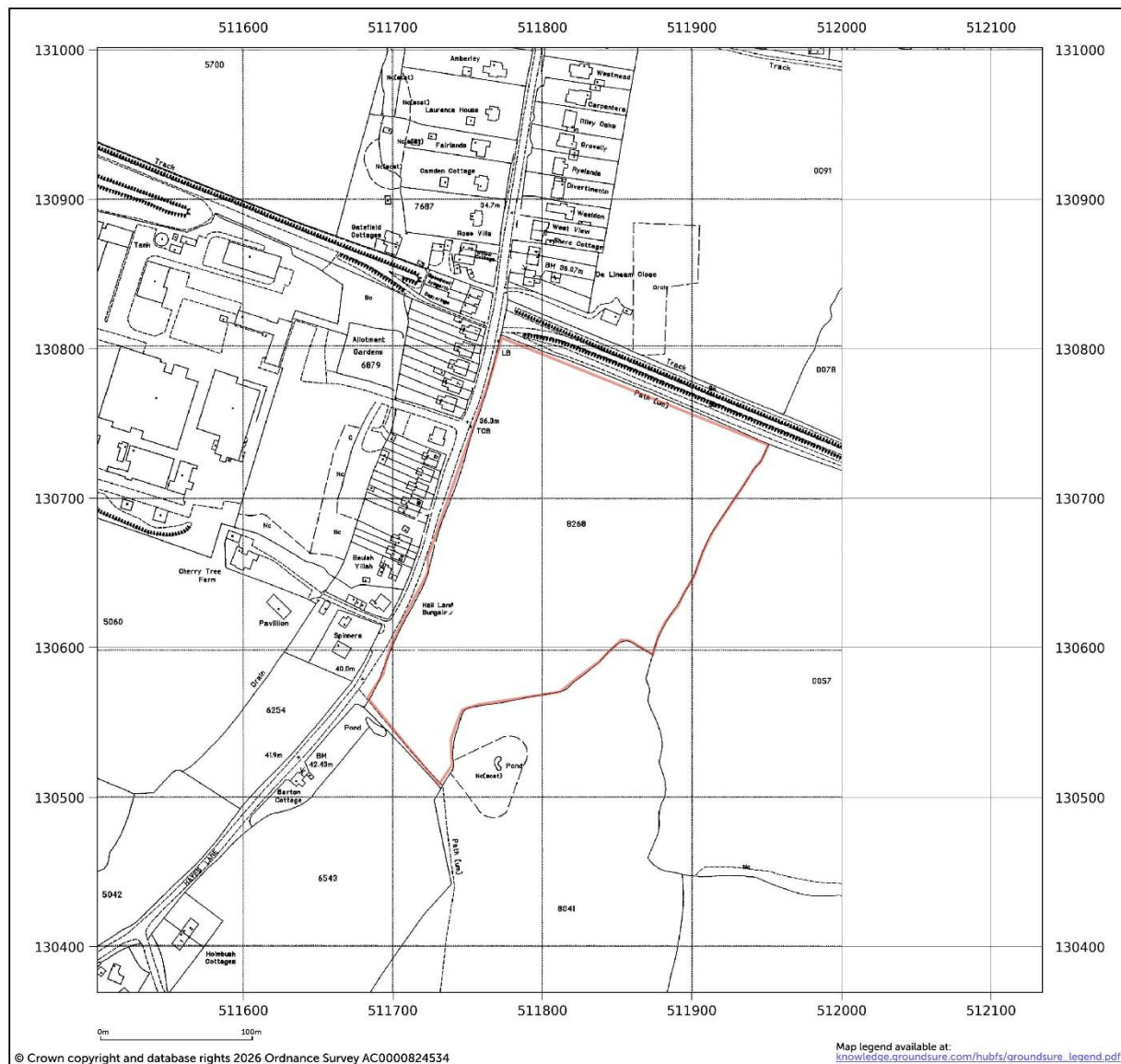
Map name:	National Grid
Map date:	1993-1995
Scale:	1:2,500
Printed at:	1:2,500



Date: 1993 Copyright: 1993	Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995
Date: 1994 Surveyed: 1994 Copyright: 1994	

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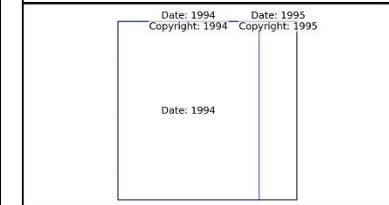


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Report ref:	CMAFS-BW1-1260934-1544380-57218-300126HIS
Grid ref:	511818.3, 130685.5
Production date:	30 January 2026

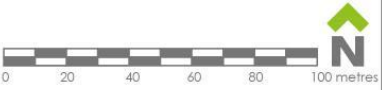
Map name:	National Grid
Map date:	1994-1995
Scale:	1:2,500
Printed at:	1:2,500



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14 APPENDIX 5 – PROPOSED SITE PLANS



- Site Boundary: 3.93ha**
- LAND USE**
- Residential developable area: **1.81ha (38 new homes @ 21 dph)**
 - Building frontages
- MOVEMENT**
- Tree-lined primary street
 - Secondary street
 - Lanes/private drives
 - Shared street space
 - Main vehicular access points
 - Pedestrian access points
 - Public footpaths
 - Public bridleways
- GREEN INFRASTRUCTURE**
- Areas of public open space
 - Existing vegetation
 - Tree planting
 - Wildflower meadows
 - Natural play trail
 - Seating areas
 - SuDS basins

B	17.12.25	RC	Scale amended
A	06.05.25	RC	Drainage added
Rev	Date	By	Description
CSA environmental Dales Farm, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Hayes Lane, Slinfold		
Title	Development Framework Plan		
Client	The Incidental Land Company Limited		
Scale	1:2000 @ A3	Drawn	RC
Date	April 2025	Checked	RR
Drawing No.	CSA/5675/110	Rev	B

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15 FIGURES





**ABRAMS
ARCHAEOLOGY**

Land East of 1 To 25 Hayes
Lane, Slinfold, West Sussex

Figure 2:

Site Location - Close Up

