



North Horsham Phase 2 RMA 3

Heritage Statement

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Summary

Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2). This report is intended to support a reserved matters application (RMA) for infrastructure development within the RMA 3 area, centred on 520247, 133819 (TQ 20247 33819). It is intended to determine whether the programme of archaeological works undertaken within the application area is sufficient to discharge the archaeological condition placed on the outline planning application.

The works undertaken covering the RMA 3 area includes desk-based assessment and geophysical survey. These have identified a potential for the site to contain a small number of agricultural features, likely dating from the post-medieval period onwards. A Written Scheme of Investigation for archaeological evaluation trenching covering the RMA 3 area has already been produced and the client intends to commission the fieldwork within the year.

When complete these works should be sufficient to adequately characterise the extent and significance of the archaeological remains present within the majority of RMA 3. However, it is recommended that trenching is also extended over the south-western corner of RMA 3, which has not been subject to geophysical survey and lies outside of the currently proposed trenching. Once such trenching is completed, the archaeological advisor to the LPA may be able to recommend that the archaeological condition on RMA 3 is discharged.

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North Horsham Phase 2 RMA 3

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited (the client) to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2). This report is intended to support a reserved matters application (RMA) for infrastructure development within the RMA 3 area (hereafter 'the Site', **Fig. 1**), centred on 520247, 133819 (TQ 20247 33819).

1.1.2 The Site lies within the Phase 2 portion of the North Horsham development area and is located within the Sub Phases 2C and 2D as previously subdivided. The North Horsham development, also referred to as *Mowbray*, is a strategic development site to the north of Horsham. Outline planning permission was granted for the site on 1 March 2018, which provides for a development comprising the following:

'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

1.1.3 Consent was given with conditions including several covering archaeology and heritage (see **Section 2.1**). This study is intended to establish whether these archaeological conditions have been discharged in relation to the proposed infrastructure development in the RMA 3 area.

1.2 The Site

1.2.1 The Site covers a single parcel of land within the Phase 2 portion of the North Horsham development area. It measures approximately 3.3 ha in size and is located in the area surrounding Owlscastle Farm. The Site covers parts of four separate fields to the south, east and north of the farm, crossing the hedged boundaries which separate them. The southern end of the Site also takes in small areas of woodland and a stretch of Channells Brook (a minor watercourse), in addition to a small section of Bush Lane and the access track leading to Owlscastle Farm.

1.3 Development proposals

1.3.1 The proposed development consists of an:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the construction of a primary road through Sub Phase 2C, footpaths and cycleways, foul and surface water drainage including a SUDS basin, landscaping, and associated infrastructure.

1.3.2 This primarily includes sustainable urban drainage systems (SUDS) at the north-western and south-western ends of the Site, with estate roads running through the main body of the

Site. The proposals also include parts of a bridge to be constructed over Channells Brook, at the southern end of the Site.

1.4 Assumptions and limitations

- 1.4.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

1.5 Copyright

- 1.5.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

2 PLANNING CONDITIONS AND ARCHAEOLOGICAL WORKS

2.1 Planning conditions

- 2.1.1 The Site forms part of the wider North Horsham development area, which was granted outline consent, with conditions, on the 1st of March 2018 by Horsham District Council (outline application ref: DC/16/1677). This included multiple conditions relating to archaeology and the historic environment.
- 2.1.2 Condition 22 concerns archaeological fieldwork across the entire North Horsham development area. Conditions 23-25 relate to archaeological and heritage matters specific to areas located outside of the RMA 3 area and are therefore not discussed further here.
- 2.1.3 Condition 22 was subject to an amendment on 12th June 2019 under application DC/19/0984:

No development within a Reserved Matters Area shall be commenced until a programme of archaeological work within the relevant Reserved Matters Area, following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016, has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

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

2.2 Archaeological works

- 2.2.1 The Phase 2 portion of the North Horsham development area has been subject to multiple programmes of archaeological investigation (**Fig. 2**). These include desk-based assessments, field walking, geophysical survey, archaeological test pitting and archaeological evaluation trenching. Most of these works have been undertaken outside of RMA 3 and their findings are only discussed where directly relevant. This section consists of a summary of the works undertaken within the RMA 3 area.

Desk-based assessment

- 2.2.2 Archaeology South East (ASE) undertook a desk-based assessment of the entire North Horsham development area (ASE 2016). This assessed multiple sources of information, including Historic Environment Data, within a large, rectangular study area, extending approximately 1 km by 1.5 km, centred on the development area. The report also assessed the potential for the proposed development to result in harm to the significance of heritage assets through changes in their setting.
- 2.2.3 The report noted that no previous archaeological investigations had been undertaken within RMA 3 or the wider development area. Archaeological potential was therefore largely assessed on the basis of features identified through historic mapping and aerial photography, in addition to the archaeological resources of the study area.
- 2.2.4 The desk-based assessment identified a low-level general potential for Palaeolithic material to be present within the development area. This potential was primarily identified with the presence of River Terrace Deposits, associated with the River Arun and of an unknown age. Such deposits are mapped (approximately) by the British Geological Survey to the immediate south-west of the Site and could potentially extend to within the RMA 3 area.
- 2.2.5 The report also identified a general Mesolithic potential for the development area based on regional archaeological observations. Whilst the archaeological potential of areas located on the low weald (such as the Site) has been debated, identified lithic assemblages can include 'Horsham Points', a type of flint tool important to Mesolithic assemblages across a wide area (including parts of northern France).
- 2.2.6 The report identified that there was a generally low potential for archaeological remains dating from the late prehistoric to the medieval period to be present within the Site. This is generally considered to be because the landscape was densely wooded throughout these periods, with most land uses (namely woodland management) being archaeologically invisible. However, by the late medieval period, an irregular landscape of dispersed settlement and small assart fields (cleared areas of previous woodland) had developed.
- 2.2.7 Further clearance and settlement may have continued into the post-medieval period, although woodland management remained an important part of the local economy. A farmstead at Owlscastle Farm (located immediately adjacent to the Site) was likely established during the post-medieval period (although the existing buildings are modern). The 'Owlscastle' name has been considered to be indicative of a relatively isolated area of the local landscape, thought to derive either from a term for sheep smugglers or as a reference to an isolated building 'haunted' by owls.
- 2.2.8 The vast majority of the existing landscape features (namely field boundaries) present within RMA 3 appear to derive from 19th century and modern agricultural expansion and amalgamation. Several hedgerows were identified across the development areas which were considered to be potentially historically important, on the basis of their inclusion in the 1844 Horsham Tithe map and the criteria laid out in *The Hedgerows Regulations (1997)*. This includes the hedgerow forming the western boundary of the north-western part of RMA 3 (numbered 154 in the desk-based assessment). The locations of Ancient Woodland and the hedgerows identified as 'historic' in the desk-based assessment have been reproduced in **Figure 3**.
- 2.2.9 The settings assessment identified that the wider proposed development could impact on the significance of multiple heritage assets, primarily due to a loss of directly associated agricultural land. However, none of these were located in close proximity to RMA 3, and

large areas of proposed residential development covered by the outline consent are located in the intervening areas.

Environmental Statement

- 2.2.10 An environmental statement was produced in 2016 as part of the outline application process (Liberty Property Trust 2016). This included a chapter on archaeology and heritage, which built on the findings of the earlier desk-based assessment. It also incorporated the results of a programme of field walking and geophysical survey undertaken across parts of the wider development area. These investigations were intended to investigate a representative sample of the development area as a whole. They did not cover RMA 3, but did include a large area to the immediate south and south-west of it.
- 2.2.11 The geophysical survey identified small numbers of anomalies potentially deriving from archaeological remains dispersed across the surveyed areas. This included several anomalies located in close proximity to the south-western and south-eastern ends of RMA 3.
- 2.2.12 To the immediate south-west of RMA 3, a curvilinear anomaly partially enclosed a space approximately 25 m across, which contained further discrete anomalies. This was interpreted as likely representing the remains of part of an infilled meander (of Channells Brook) with possible archaeological remains in the centre. A further linear anomaly was identified to the immediate south-east of RMA 3. This ran east/west and a wavy profile. It is possible that this also forms part of a palaeochannel. The field walking survey recovered modest quantities of artefactual material from across the surveyed areas, and did not identify any meaningful concentrations of material. Subsequent evaluation trenching in these areas did not identify any corresponding archaeological remains (TVAS 2022c).
- 2.2.13 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area (including RMA 3) has a potential to contain locally significant archaeological remains. Any such remains have the potential to be disturbed as a result of the proposed outline development which could result in a total or partial loss of significance. It went on to state that this archaeological potential should be further investigated through a programme of archaeological works agreed with Horsham District Council and that where more significant archaeological remains are encountered, the potential loss of significance should be mitigated either through preservation in situ or through excavation where appropriate. The ES chapter did not identify any cumulative impacts to either archaeological remains or any other heritage assets as a result of the outline development proposals.

Geophysical Survey

- 2.2.14 In 2023, Thames Valley Archaeological Services (TVAS) undertook a magnetometry survey of a large parcel of land in the north-eastern part of the phase 2 portion of the North Horsham development area. This covered the vast majority of RMA 3 and identified multiple anomalies which were interpreted as potentially deriving from archaeological remains (TVAS 2023a, **Fig. 4**).
- 2.2.15 This included a series of strong positive linear anomalies crossing the boundaries of RMA 3 (e.g. 14, 16, 21). These do not align with field boundaries visible in 19th century mapping and were considered to likely correspond with the infilled ditches of earlier field boundaries. However, it was noted that some of these anomalies could relate to irregular geological patterns (*ibid.* 6).
- 2.2.16 A pair of positive linear anomalies were also identified running east/west across the southern part of RMA 3 (24), containing a large spread of ferromagnetic debris. This was

interpreted as a field or property boundary formerly consisting of a central bank flanked by ditches (*ibid.*).

3 SETTING OF HERITAGE ASSETS

3.1 Designated heritage assets

- 3.1.1 The potential for the wider development to result in harm to the significance of heritage assets through a change in their setting was assessed in the desk-based assessment. In particular, four designated heritage assets were identified within 100 m of the North Horsham Development Phase 2 area, consisting of a single Scheduled Monument and three Grade II Listed Buildings (**Fig. 1**).

The 'Castle' moated site, 500m ESE of Hawkesbourne Farm (Scheduled Monument NHLE 1008050)

- 3.1.2 A well-preserved example of a likely medieval moated site, measuring 72 m by 48 m, located under woodland 330 m north-west of the RMA 3 area. Its significance is primarily derived from its archaeological interest, in the probable presence of archaeological features and deposits both within the moat ditches, as well as in the interior. The surviving above ground features are also of archaeological interest, in particular, the interior bank, which is a rare feature in medieval moated sites. It also derives its significance from an historic interest, as it was likely the site of a manor or major freeholder farm in the medieval and/or post-medieval period.
- 3.1.3 The moated site's setting makes a positive contribution to its significance. This is namely through its associated with Channells Brook/Ten Acre Gill, the water from which was redirected into the moat when in use. The continued presence of the neighbouring waterway provides context to its construction and enhances the ability to appreciate its archaeological and historical interests.
- 3.1.4 A specific condition (condition 24) regarding this asset is included in the outline decision consent. This set out the requirements for works within the land parcel to the immediate west of the Scheduled Monument. The RMA 3 area is not considered to be a relevant element of the Scheduled Monument's setting.

Brook House (Grade II Listed Building NHLE 1027040)

- 3.1.5 A Grade II Listed farmhouse located 235 m east of the RMA 3 area, on the eastern side of Wimland Road. The building is a large rural dwelling with major elements spanning from the later medieval period through to the 19th century, including evidence of interior wattle and daub partitions.
- 3.1.6 The building's significance is drawn from its architectural and historic interests, as an example of a multi-period rural dwelling, including examples of progressive re-development. Its significance is also enhanced by the lack of development in its immediate vicinity and the survival of the associated barn, which allows for a greater appreciation of the historic context of the interests from which its significance is drawn. The RMA 3 area is not considered to be a relevant element of its setting.

Barn to the South West of Brook House (Grade II Listed Building NHLE 1286021)

- 3.1.7 A Grade II Listed late 16th – 17th century barn associated with Brook House, located 230 m south-east of the RMA 3 area, to the immediate south of Brook House farmhouse. The barn consists of a red-brick base, with tarred weatherboarding and a tiled roof. Its significance

is derived from its architectural and historic interests, as an example of a post-medieval, vernacular agricultural building.

- 3.1.8 As with the farmhouse, the barn's significance is enhanced by the lack of development in its immediate vicinity and the survival of the associated house, which allows for a greater appreciation of the interests from which its significance is drawn. The RMA 3 area is not considered to be a relevant element of its setting.

King's Farmhouse (Grade II Listed Building NHLE 1193716)

- 3.1.9 A Grade II Listed 17th century farmhouse with later additions, located 210 m south-east of the RMA 3 area, on the north-west side of Wimland Road. Its significance is derived from its architectural and historic interests, as an example of a post-medieval rural dwelling.
- 3.1.10 The setting of the farmhouse contributes to its significance through close association with the historic elements of its curtilage and in its rural setting, which allows for a greater appreciation of its context. The RMA 3 area is not considered to be a relevant part of its setting.

3.2 Development impacts

- 3.2.1 The proposed development in the RMA 3 area consists of infrastructure development, primarily consisting of the creation of roads and drainage ponds. These fall within the parameters of the consented outline scheme and are not anticipated to have any relevant impacts on the heritage assets listed above through changes in their setting.

4 CONCLUSIONS

4.1 Archaeological remains

- 4.1.1 The previous works undertaken within the Site, especially the geophysical survey, have indicated that the Site likely contains modest quantities of below ground archaeological remains. Based on the available information, these likely relate to post-medieval agricultural features, namely field boundaries and drainage ditches. This would be consistent with trenching already undertaken across the area to the south and south-west of RMA 3, which identified the remains of a small number of ditches containing late post-medieval and early modern ceramics (TVAS 2022c).
- 4.1.2 A Written Scheme of Investigation (WSI) has been produced for evaluation trenching, covering the same area as the geophysical survey discussed above and depicted in **Figure 4** (TVAS 2023d). This would include the excavation of all or part of 27 trenches within the RMA 3 area. It is the client's intention to commission archaeological fieldwork to be undertaken in accordance with this WSI in the coming year.
- 4.1.3 Based on the available information, this trenching should be more than adequate to provide a reasonable sample of the majority of RMA 3's archaeological resource. However, the south-western corner of RMA 3, which covers the location of the smaller of the two proposed SUDs, will not have been subject to either geophysical survey or evaluation trenching. This area consists of three small fields to the immediate south of Owlscastle Farm. It is recommended that three additional trenches are added to the planned evaluation in this area in order to investigate this area.
- 4.1.4 Based on the available information, it is likely that evaluation trenching will confirm that RMA 3 contains a small number of archaeological remains, consisting of locally significant agricultural features dating from the post-medieval period onwards. If this proves to be the

case, it is anticipated that the archaeological advisor to the LPA will not require any further archaeological works to be undertaken and would recommend that Condition 22 be discharged for this land parcel. In the event that more significant remains are identified then mitigation could be ensured through an appropriately worded planning condition.

4.2 Setting of heritage assets

- 4.2.1 As discussed above, the development proposals are within the parameters of the consented outline scheme. There is no indication that the proposed development within the RMA 3 area will have any meaningful impact on any heritage assets through changes in their setting. Whilst a condition has been placed on the outline permission relating to the 'Castle' moated site (Condition 24), this is only relevant to development within a different sub-phase of the outline consent area, 360 m north-west of the RMA 3 Area.

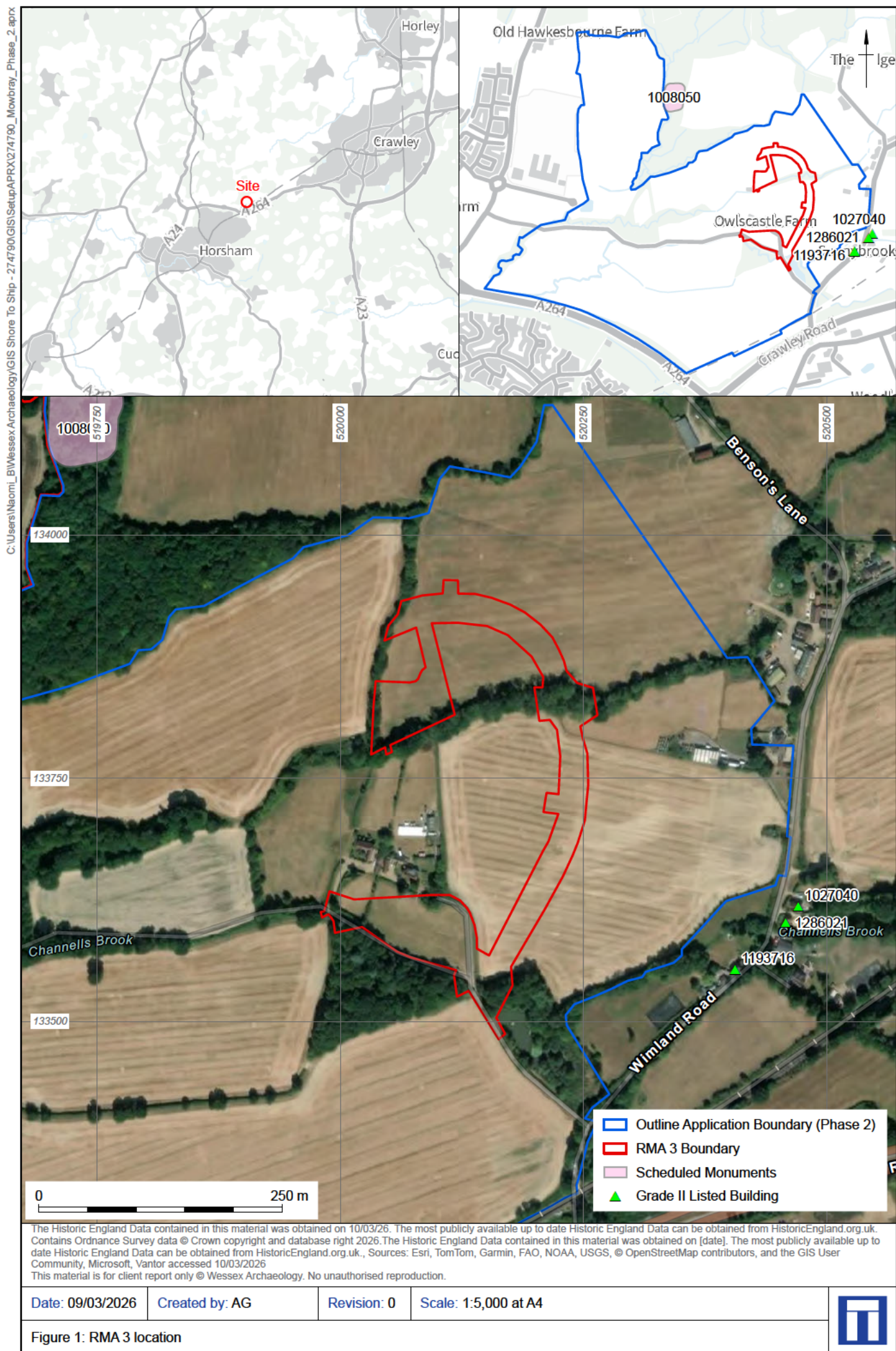
4.3 Historic Landscape Character

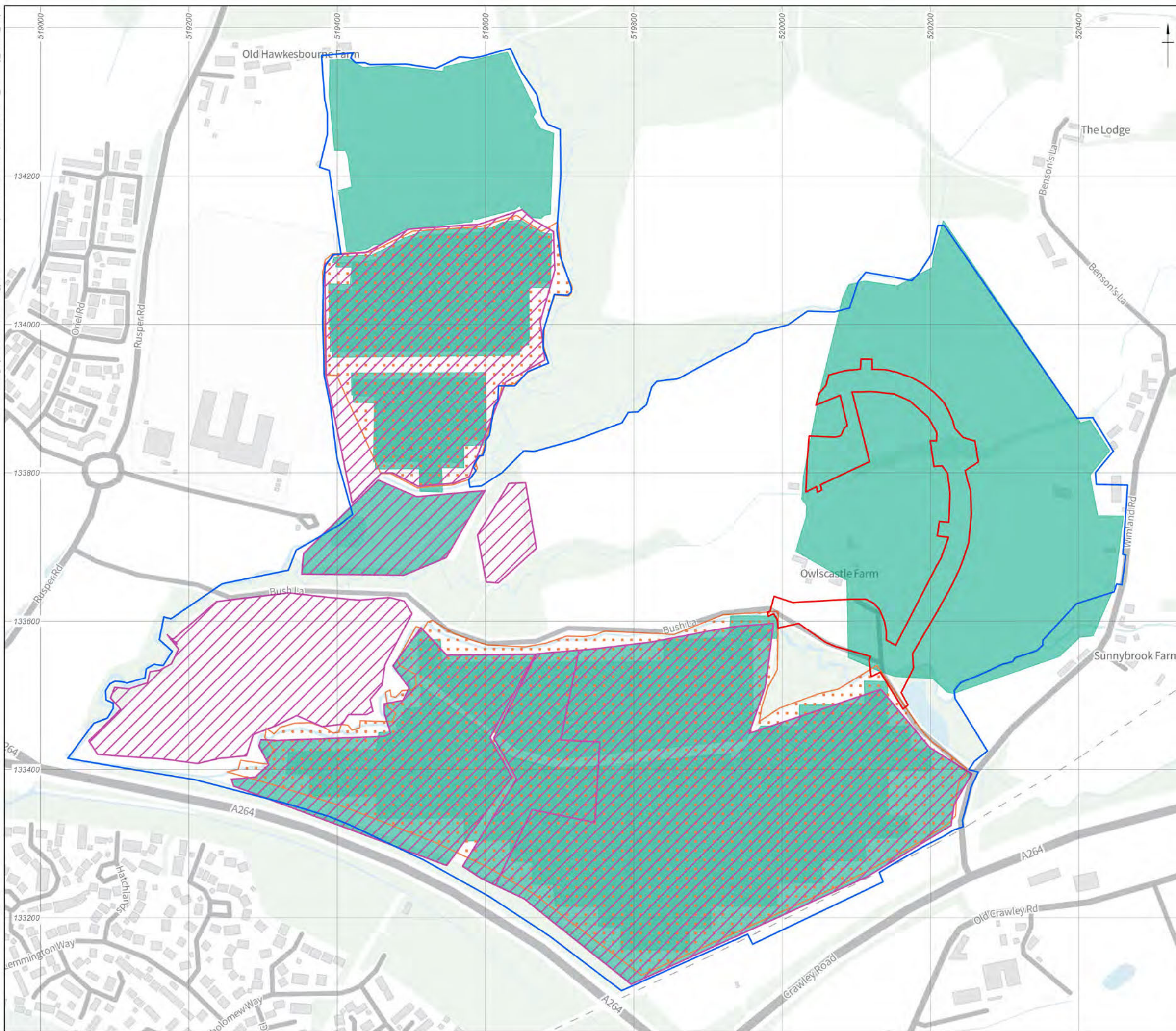
- 4.3.1 The north-western edge of the Site is partially formed by an historic hedgerow identified in the HEDBA (ASE 2016). This may qualify as 'historic' and be afforded protection under the *Hedgerows Regulations 1997* (as Amended 2002) as it appears to pre-date the late-19th century. The proposed development would result in the removal of part of this hedgerow, in order to accommodate a new estate road.
- 4.3.2 The hedgerow represents an important element of the area's Historic Landscape Character (HLC). It helps to define historic patterns of field clearance and landownership. The removal of a portion of the hedgerow and the conversion land use from agricultural to residential infrastructure will reduce the legibility of the HLC. However, the site's HLC is not considered to have a high level of heritage significance and the proposals are within the parameters of the consented outline consent.

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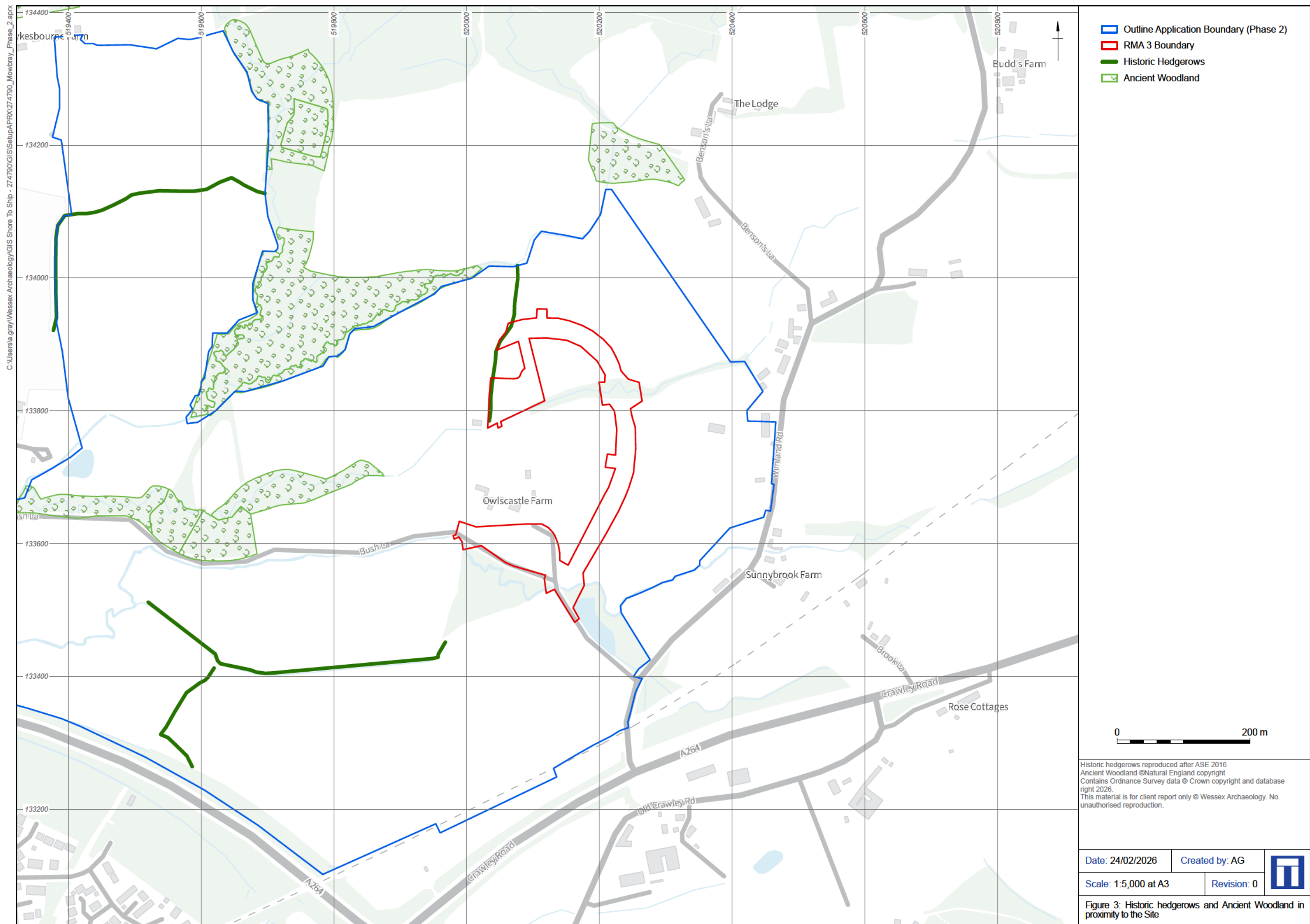
- Outline Application Boundary (Phase 2)
- RMA 3 Boundary
- Archaeological Investigations**
 - Field walking
 - Geophysical survey
 - Evaluation Trenching

0 200 m

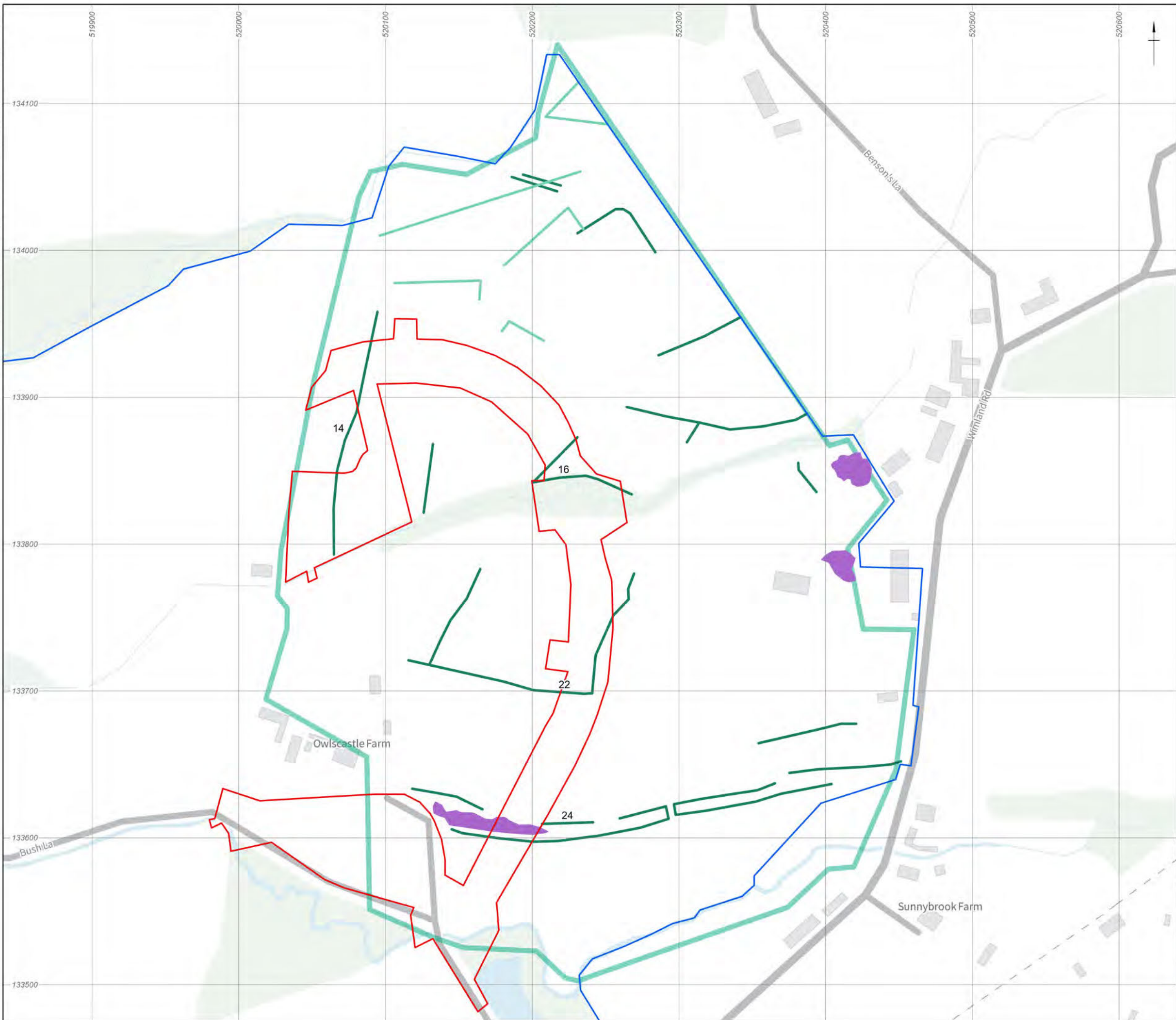
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Figure 2: Archaeological investigations undertaken within the development area (Phase 2)



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- Outline Application Boundary (Phase 2)
- RMA 3 Boundary
- Survey Boundaries
- Possible archaeological anomalies**
 - Strong positive anomaly
 - Weak positive anomaly
 - Ferromagnetic debris

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Figure 4: Geophysical anomalies identified in close proximity to the Site

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day



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