

Land South of Crawley Road, Horsham

Historic Environment Desk-Based Assessment

Pip Stephenson MA

**Project No. 250774
Report No. 2026001**

WSHER Ref: 772802897

March 2026



Land South of Crawley Road, Horsham

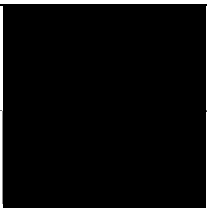
Historic Environment Desk-Based Assessment

Pip Stephenson MA

**Project No. 250774
Report No. 2026001**

WSHER Ref: 772802897

March 2026

Prepared by:	Pip Stephenson	Archaeologist	
Reviewed and approved by:	Richard James	Senior Archaeologist	
Date of Issue:	March 2026		
Revision:	2		

**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
ase@ucl.ac.uk**

www.ucl.ac.uk/social-historical-sciences/archaeology-south-east

Summary

This Desk-Based Assessment has been prepared for the proposed construction of a residential development on land south of Crawley Road, Horsham, West Sussex. The Site comprises an arable field lying immediately north-east of Horsham, and south-east of Faygate and the former hamlet of Roffey.

The assessment has concluded that:

- The Site has a high potential for deposits of prehistoric date, including flint scatters of Palaeolithic (although these are more likely in the river gravel terraces), Mesolithic and Neolithic date (eg. flint scatters); a moderate potential for heritage assets of medieval and post-medieval date (eg. cut features, industrial, agricultural and landscape features); and a low potential for late prehistoric to Saxon features.*
- The Site has been exposed to some truncation from arable activity but fieldwork within the Site and on adjacent arable fields has indicated the survival of archaeological deposits.*
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site.*
- A minor impact is anticipated on the setting of one designated heritage asset (1);*
- Impact is anticipated on one known non-designated heritage asset (21) lying within the prehistoric Site known as The Plain which has potential to extend more widely within the Site area; and*
- A minor-negligible impact is anticipated on the setting of one known non-designated heritage asset (buildings) (34).*

CONTENTS

1.0	Introduction
2.0	Site Topography and Geology
3.0	Planning Background
4.0	Archaeological and Historical Background
5.0	Cartographic Evidence
6.0	Aerial Photographs
7.0	Walkover Survey
8.0	Assessment of Setting Issues relating to Heritage Assets
9.0	Assessment of Heritage Potential and Significance
10.0	Previous Impacts on Heritage Potential
11.0	Impact of Proposed Development
12.0	Conclusions
13.0	Preliminary Recommendations
	Acknowledgments
	References
	Appendix 1: Summary Table of Heritage Assets
	Plates
	Figures

LIST OF FIGURES

- Fig. 1 Site Location and Heritage Assets
- Fig. 2 Existing Site Layout
- Fig. 3 Richard Budgen, 1-inch map of Sussex, 1724
- Fig. 4 Gardner and Gream, 1-inch map of Sussex, 1795
- Fig. 5 Ordnance Survey draft map, 1816
- Fig. 6 Horsham tithe map, c 1844
- Fig. 7 1875 Ordnance Survey
- Fig. 8 1897 Ordnance Survey
- Fig. 9 1911 Ordnance Survey
- Fig. 10 1938 Ordnance Survey
- Fig. 11 1961 Ordnance Survey
- Fig. 12 1978-1982 Ordnance Survey
- Fig. 13 Aerial Image 2007 (Google Earth)
- Fig. 14 Proposed Site Layout

1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Institute of Archaeology) has been commissioned to carry out an archaeological and heritage appraisal in relation to a proposed residential development of land south of Crawley Road, Horsham, West Sussex (Fig. 1). The appraisal comprises a desk-based assessment and preliminary walkover survey.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (CIfA 2020). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 520113 132790 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. It covers an area of approx. 5.1 hectares. A wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site comprises an agricultural field lying directly to the north-east of the current limits of Horsham. It is bounded to the north-west by the Old Crawley Road, to the west by Crawley Road, to the east by a belt of woodland (The Birches), to the south by modern residential development and to the north by agricultural land (Fig. 2).
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Horsham District Council and from the West Sussex Record Office, borough archives or other repository. Listed Building and Conservation Area data was acquired from Historic England and Horsham District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on

existing information. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The Site lies to the immediate north-east of Horsham, to the north-west of Saint Leonard's Forest and just within the extreme north-west boundary of the High Weald National Landscape. It lies at the western end of the Wealden Forest Ridge which runs from Horsham to Tonbridge, and to the south of the A264. It lies south-west of the former hamlet of Roffey and to the south-west of modern Faygate.

2.2 Geology

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the Site comprises Upper Tunbridge Wells Sand which is characterised by sandstone and mudstone. No superficial deposits are recorded.

2.2.2 A series of closely clustered boreholes² have been undertaken within the built area to the south-west of the Site, in relatively close proximity to the Site boundary. These identified natural substrate, which varied between sandstone and sandy silts, with sandstone or ironstone inclusions, below topsoil and / or made ground to depths between 0.20 and 0.80m.

¹ <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>

² <https://mapapps2.bgs.ac.uk/geoindex/home.html>: TQ13SE192- TQ13SE197, Kingsmead Nursing Home

3.0 PLANNING BACKGROUND

Legislative Background

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)³ of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 202 and 203)⁴.
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 207)⁵.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁶.

Local Planning Policy

3.2 Horsham District Planning Framework (adopted November 2015)

- 3.2.1 On 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF)⁷. With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). The information and policies considered relevant to this assessment have been summarised below:

³https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf, accessed December 2025

⁴ *ibid*

⁵ *ibid*

⁶ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed December 2025

⁷ <https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework>, accessed December 2025

Policy 34: Cultural and Heritage Assets

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

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

3.3 Horsham District Local Plan 2023 – 2040 (still under review)

- 3.3.1 Horsham District Council are currently in the process of reviewing their Local Plan for the district. The new Horsham District Local Plan 2023 - 2040⁸ will set out planning policies and proposals to guide development in the District, excluding the South Downs National Park, up to 2040.
- 3.3.2 The Horsham District Local Plan also has policies relating to the historic environment in the emerging Local Plan. The following policy has relevance to the current Site and study area:

⁸ <https://www.horsham.gov.uk/planning/local-plan/what-is-a-local-plan>, accessed December 2025

Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment

1. The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings. Applications for such development will only be supported if they:
 - a) Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
 - b) Take account current best practice guidance produced by Historic England and Conservation Area Character Statements, Appraisals and Management Plans;
 - c) Make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas;
 - d) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials and, where appropriate, landscape features including trees;
 - e) Demonstrate that the use(s) proposed are consistent with the significance of the heritage asset whilst securing its viable and sustainable future and continued preservation, especially any assets on Historic England's At Risk Register. Changes of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and
- f) Demonstrate that any proposal in the vicinity of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research, including the investigation, recording and reporting of both above and below-ground archaeology. This will, as a minimum, include a desk-based assessment, and where deemed necessary by the Council, a field evaluation will also be required. If necessary, the Council will require assets to be preserved in situ or excavated.
2. Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement.
3. Proposals which would cause substantial harm to, or loss of, a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the substantial harm or total loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.
4. Proposals which would lead to less than substantial harm to the significance of the heritage asset should be weighed against the public benefits of the proposal and will only be supported where public benefit is considered to outweigh the harm.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Conservation Areas

- 4.2.2 The Site does not lie within, or bordering, a Conservation Area.

Listed Buildings

- 4.2.3 No Listed Buildings are recorded within or immediately adjacent to the Site. Ten Listed Buildings (all Grade II) are recorded within the Study Area (all but four of which are at least 500m from the Site) (Fig. 1):

- Moorhead Cottages (**1**) – 20m from the Site (across Crawley Road).
- Brook House (**2**) – 780m from the Site.
- Barn to the south-west of Brook House (**3**) – 750m from the Site.
- Newhouse Farm (**4**) – 320m from the Site.
- Clovers (**5**) – 660m from the Site.
- Clyst Hayes (**6**) – 700m from the Site.
- Fernbrook Cottage, Oak Tree Cottage Old Timbers (**7**) – 125m from the Site.
- Kings Farmhouse (**8**) – 685m from the Site.
- Roffey Place (**9**) – 470m from the Site.
- Church of All Saints (**10**) – 650m from the Site.

- 4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Registered Historic Parks and Gardens, or Registered Historic Battlefields.

Non-Designated Heritage Assets

- 4.2.5 There is no designated Ancient Woodland within or close to the Site, the nearest being located 430m to the east (High Wood).

Archaeological Notification Areas

- 4.2.6 West Sussex County Council has identified various Archaeological Notification Areas throughout the County. These areas have no statutory status or protection but are intended to be treated as a material consideration during the processing of planning applications. It must be stressed that these Areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise. The Site is not located within an Archaeological Notification Area.

- 4.2.7 Four ANAs are located within the Study Area (Fig. 1):

- ANA 006: Medieval Moated Sites and Iron Working Sites, Rusper and North Horsham (**11**).
- ANA 016: St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate (**12**).
- ANA 128: Newhouse Farm Medieval Historic Farmstead, Colgate (**13**).
- ANA 129: Roffey Medieval Forge and Iron Working Site, Colgate (**14**).

- 4.2.8 A number of other non-designated heritage assets are recorded on the WSHER database. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

- 4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, the Site lies within an area of informal fieldscape (HWS5170) dating from 1845, prior to which it was a post-medieval assart dating from c 1800.

4.4 Previous Archaeological Investigations

- 4.4.1 Archaeological fieldwork has previously taken place within and to the east of the Site. This includes the identification of surface flint scatters comprising 2 findspots of Mesolithic worked flint (**15**, **21**) and one findspot comprising numerous Neolithic flint tools (**23**).

Mesolithic and Neolithic within the Site and Study Area

The first two locations (**15**, **21**) were included by JGD Clark in 1933 (Archaeological Journal, Vol. 90) as part of a single Mesolithic site known as

The Plain within a study of the Mesolithic in the Horsham vicinity. This study and its significance are discussed in section in sections 4.6.3- 4.6.7 below. The individual HER records indicate the presence of sparse Mesolithic flint scatters at both recorded locations. The Neolithic site (**23**), which is comparatively rich, is also called The Plain and is included in a study by JP Gardiner of *The composition and distribution of Neolithic flint assemblages* (1988). Fieldwalking, chance finds and excavation (below) have resulted in a significant Mesolithic record for the vicinity (**15-22**). The Neolithic is represented by four assemblages produced by fieldwalking and chance finds (**23-26**).

4.4.2 The following archaeological work has been undertaken within the Study Area in recent years:

- A series of test-pits were excavated along a short stretch of the A264 in 1985 between Newhouse Farmhouse and Roffey Place (not in HER data: James 2016) and recorded topsoil averaging 0.25m in depth directly overlying the natural geology (Holgate 1987).
- Archaeological evaluation was undertaken on land to the south of the Site in c 1995 (Kirk 1995) totalling 460m of trenches and resulting in finds of Mesolithic flint (**18**), Roman pottery (**27**) and medieval – post-medieval finds and a ditch indicative of landuse (**30**) possibly relating to South Holmes historic farmstead (now lost).
- Trial trenches undertaken to the west of the Site (**19**) in 1991 where 12 x 20m trenches produced a small quantity of Mesolithic material.
- Excavation east of the known location of Roffey Forge (**14**) has produced further evidence of iron-working.
- An evaluation was undertaken by Chris Butler Archaeological Services (CBAS) in 2010 at 84 Forest Road (**33**). This lay near to a known flintwork scatter (**30**) but no archaeological features were located. The retrieved finds dated to the post-medieval period;
- Desk based assessment (James 2016) and integrated magnetometer and field walking survey (Blinkhorn, Cook and Stevens 2015) were undertaken on an extensive area to the north-west of the Site (**43**: corresponding to the large non-designated heritage asset area shown in Figure 1).
- Geophysical survey of land parcels 3 and trial trench evaluation of land parcels 1, 2 and 3 produced evidence of ditches, dumps, a posthole and an undated Palaeochannel. Only post-medieval and modern dating evidence was recovered (**44, 45**).

4.5 Archaeological Periods

- 4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig.1.

Prehistoric: Palaeolithic (c. 950,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.6 Prehistoric

- 4.6.1 Prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrated around the rim of the Weald, exploiting the better soils of the Chalk and Greensand. The small amount of prehistoric material that is known from the Weald tends to be of Mesolithic and Neolithic date and reflects activities associated with resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity, often using sandstone outcrops as transient summer shelters (Tebbutt 1974). Despite this general sparsity, and of increased significance because of it, the Horsham landscape represents an important one for the study of human prehistory in north-west Europe. Specifically, this importance relates to the development of a technological framework for understanding post-glacial, Mesolithic hunter gatherers within the region during the 20th century. Detailed discussion of this is included below (4.6.3 – 4.6.7) drawn from the previous summary of local archaeological potential referenced in the section above (James 2016).

Palaeolithic

- 4.6.2 A number of isolated find spots are known to date from the Palaeolithic period within Sussex, but most of the relatively small number of artefacts found have been recovered from geologically disturbed contexts. The majority of the finds in the region have been associated with the lines of raised beaches in the Upper Coastal Plain – as at Boxgrove and Slindon (Woodcock 1978). Other finds have been retrieved from the chalk downland and the river gravel terraces, although these deposits are ‘fragmentary and thin’ (Woodcock 1999). However, any surface find of Palaeolithic material must be considered to be indicative of local preservational contexts where this material has remained, through the last stage of the last glacial and through early to mid-Holocene erosion. Locally, a potential has been demonstrated by a findspot at Old Faygate (not on WSHR

Study Site data but possibly part of site MWS4545 – not on Fig. 1), of a shouldered point of clear Upper Palaeolithic age and this should act as a warning that older Palaeolithic archaeology may be present in the environs (James 2016). This could be buried at depth on valley sides, survive within ploughsoil or lie within subsurface capture points on the hillside and hilltop, the potential for which was demonstrated locally at Beedings (Pope et al 2013). No Palaeolithic sites are recorded within the immediate Study Area.

Mesolithic

- 4.6.3 The town of Horsham lends its name to a characteristic microlith form, the Horsham point, a relatively large and distinctive, basally retouched point. The importance of the Horsham point as a potential chronological and cultural marker on both sides of the English Channel was brought to wider attention by Grahame Clark (1932). His work on Mesolithic assemblages from southern Britain identified ‘Horsham points’ within a chronological succession of microlith and assemblage types (Clark 1932, 1933). Roger Jacobi was later to undertake a review of the region’s Mesolithic, classifying assemblages into three main chronological groups suggesting that Horsham points were characteristic of a Middle Mesolithic Phase (Jacobi 1978a):
- i. Early Mesolithic ‘Maglemosian’ broad blade industries dominated by simple obliquely blunted points and less elaborate shapes, concentrated on Lower Greensand sites;
 - ii. ‘Middle’ Mesolithic industry peculiar to the Weald, east of Horsham, not found elsewhere in Britain. Assemblages reflecting this technology include obliquely blunted points, isosceles triangles and large proportions of basally retouched “Horsham” points.
 - iii. Late Mesolithic ‘Sauveterrian’ smaller narrow blade industries dominated by geometric shapes including narrow scalene microtriangles, rod like backed bladelets. Assemblages such as these are much wider spread within the south-east, including Wealden and coastal plain sites.
- 4.6.4 More recent work by Reynier on assemblages across England divided the Early Mesolithic into three stages: Star Carr, Deepcar and Horsham type assemblages (Reynier 2005). The review by Holgate in 2003 maps some of the known Mesolithic sites of Sussex and is able to make a distinction between the early ‘Star Carr’ and ‘Deepcar’ types and the slightly later ‘Horsham point’ assemblages (Holgate 2003, Figs 2, 3). Assemblages with rod and geometric microlith types are characterised as ‘late’ Mesolithic (Jacobi 1978a). Consequently, the Horsham point still plays a key role in identifying chronological depth within the early post-glacial hunter-gatherer cultures of northern Europe. Microlith typology remains very important for the region, as so many artefact collections lack proper provenance or contextual data; sometimes typology provides the only guide to age range. It is therefore important that these chronologies are tested through the isolation of datable assemblages and also compared with continental data, especially that of northern France (James 2016).

4.6.5 Despite regular county and regional surveys of the Mesolithic period in the South-East during the last half century (e.g. Curwen 1954, Wymer 1977, Jacobi 1978b, Pitts 1980, Drewett et al. 1988, Gardiner 1990, Drewett 1999, Holgate 2003) little or no systematic work has been undertaken to more clearly define the spatial and temporal constraints of the Horsham industries around the area of Horsham itself. Indeed, until recently the low Weald was considered an area of only marginal importance in terms of potential for Mesolithic archaeology, compared to the rock shelter sites of the central Weald. This assumption has recently been challenged by ongoing work being undertaken at Coombe Haven, near Bexhill, West Sussex. This is a large, landscape-scale excavation of a landscape underlain by Hastings Beds and Wadhurst Clay, fringing an alluviated valley (Champness 2007). The work has revealed multiple Mesolithic scatters, in apparent primary context on both the valley sides and the edges of the floodplain, with scatters sealed under later Holocene alluvium. The landscape is typical of many fringing the central Weald to be effective, fieldwalking must be undertaken wherever possible under ideal conditions (ploughed, weathered fields) and follow-up excavation must be directed to understand the local, sub-soil and solid geology conditions to establish local capture points. Dating and characterisation of river terrace deposits must be undertaken in combination with assessment for artefact potential.

4.6.6 The proposed area of development lies within the similar landscape of the Horsham area and forms part of the core area in which early collectors such as Piffard, Attree and Thomas Honeywood worked and helped to define the region's Mesolithic (Curwen 1954, Jacobi 1978). The immediate area within and around the proposed development contains eight known Mesolithic sites, of which one lies within the Site itself, and the potential for more should be considered very high and of regional importance. Specifically, these sites, recorded on WSHER and shown on Fig. 1 comprise:

- MWS690: The Plain **(15)**.
- MWS694: Roffey Park **(16)**.
- MWS4036: Roffey Hurst **(17)**.
- MWS4392: Roffey **(18)**.
- MWS4468: Roffey **(19)**.
- MWS4548: Roffey Small Mesolithic site **(20)**.
- MWS5481: The Plain **(21)**.
- MWS5482: Halt **(22)**.

4.6.7 To summarise, the Site lies in an area of historical importance in the development of understanding of British post-glacial hunter-gatherer cultures and which has not been subjected to modern systematic study. High potential exists for regionally important Mesolithic archaeology at the Site with less, but untested, potential for Palaeolithic archaeology. Both can be assessed through a combination of geoarchaeological investigation, field walking and follow-up targeted ground truthing of concentrations identified through fieldwalking. In order to be effective, fieldwalking must be undertaken wherever possible under ideal conditions (ploughed, weathered fields) and

follow-up excavation must be directed to understand the local, sub-soil and solid geology conditions to establish local capture points.

Neolithic

4.6.8 The Neolithic was a period of increasing temperatures and more settled human occupation, allowing the development of more permanent farming systems alongside the traditional exploitation of natural resources. Although residual finds and isolated concentrations of worked flint are common in Sussex, evidence for settlement sites of this period is limited, particularly in coastal and floodplain areas where sites are likely to have been truncated by fluctuating sea-levels or become deeply buried beneath later deposits. Flintwork concentrations, causewayed enclosures and barrows indicate that during the Neolithic period, settlement and farming was concentrated along the raised beaches and on chalk downland. The areas north of the Downs are represented by isolated finds of stone axes and some flint tools. The current evidence would tend to suggest that only limited attempts were made to exploit this area for agricultural purposes during the Neolithic, as the poor drainage and extensive woodland cover would have proved a great obstacle.

4.6.9 Given this regional sparsity, it is notable that there are four findspots of Neolithic flintwork within the Study area:

- MWS4584: The Plain (**23**).
- MWS4592: Roffey (**24**).
- MWS4606: North of plain (**25**).
- MWS4644: Daisy Field (**26**).

Late Prehistoric

4.6.10 Later prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Broadbridge Heath/Wickhurst Green) has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands. Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) within the High Weald (concentrating to the east and south-east of the Study Area in the St. Leonard's Forest area) points to some level of settlement at this period. The discovery of a Late Bronze Age burial at Wakehurst Place (Stevens 1998) and a Late Bronze Age enclosed settlement with at least one roundhouse at Gatwick (Yates 2007, 46) reinforce this, and it seems that the Weald might have been more extensively settled than generally thought at this period, with people establishing short-lived farmsteads in clearings and moving on once the soil fertility was quickly exhausted (Gardiner 1990, 43). The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures suggesting some level of control of this industry.

4.6.11 No Bronze Age or Iron Age activity is recorded on the HER within the Study Area.

4.7 Romano-British

- 4.7.1 Its position in the south of England meant that Sussex was probably in contact with Rome from an early date, first through trade and then conquest. It was only in AD 43 that southern Britain was brought firmly into the Empire by Claudius, who succeeded where Caesar, Augustus and Gaius Caligula had failed previously. Roman rule resulted in considerable socio-cultural and economic changes to the southeast of England. The region saw, for example, the establishment of centralised administrative control from planned urban centres, the development of industry and the construction of roads providing arteries of communication throughout the country.
- 4.7.2 Evidence for Roman activity in the Weald is confined mainly to roads and ironworking sites, since in the first two centuries of the Roman occupation the Weald was the main iron-producing region in Britain. Few settlement sites have been identified (Rudling 1999), although some sites such as the villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known from the less bleak periphery (Gardiner 1990).
- 4.7.3 A single findspot is recorded within the Study Area comprising two Roman period sherds retrieved from the extensive archaeological evaluation conducted to the south of the Site (27).

4.8 Early Medieval

- 4.8.1 The decline of Roman authority saw a return to older ways of life, and an influx of settlers from Germanic lands across the North Sea – Sussex was settled by Saxon groups from Germany. Early Saxon settlements are rare but appear to have favoured the upper reaches of the chalk dipslope, but by the 9th century had begun to spread to lower-lying areas, particularly river valleys and along the Greensand. These villages were associated with an expanding system of common fields and had become identified as manorial centres by the time of the Domesday Survey in the later 11th century.
- 4.8.2 During the early medieval period, the Weald was largely covered by the great forest of *Andredeswald*, which was known to the Romans as *Sylva Anderida*. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. The Weald was an important area for seasonal swine pastures established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region. This initial settlement was probably fairly nomadic in nature but incorporated some small-scale clearance. The clearances gradually coalesced into a series of enclosed estates from which the later parochial and manorial systems evolved.
- 4.8.3 Little is currently known of the nature of Saxon occupation in the surrounding rural area. Horsham itself is not mentioned in Domesday, although its appearance in a pre-Conquest charter suggests a settlement of some nature (Darby and Campbell 1962, 420). By the 10th century, the multiple estates had

begun a process of fragmentation into smaller units, and it is from this process that the separate parish of Horsham probably derives, although the date of this process is unclear. The settlement pattern, which largely developed from the Mid-Late Saxon period, tends to conform to the Ancient Countryside pattern (Rackham 1986), comprising an irregular landscape of fields carved out of the woodland, with settlement largely comprising a dispersed pattern of hamlets and isolated farmsteads.

- 4.8.4 No Anglo-Saxon sites are recorded within the Study Area, although many of the placenames originated in this period, indicating that many of the medieval settlement foci, represented by dispersed farmsteads, may have early origins.

4.9 Medieval

- 4.9.1 Medieval settlement in the Weald is typified by a dispersed pattern of farmsteads with associated open field systems (often enclosed at an early stage producing irregular field patterns), hamlets and moated sites. Isolated churches served these settlements. The agricultural regime initiated in the Saxon period in the Weald, of scattered pastoral activity, continued on into the medieval period. The typical heavy clay soils of the area rendered much of the land unsuitable for arable farming at this time as the primitive ploughing technology was unable to cope with these heavier soils. Up until the mid-13th century, the High Weald landscape consisted of forest clearings surrounded by woodland, representing small family farmsteads occupying land originally utilised for swine pasture. From 1240 up until the mid-14th century (coinciding with the onset of the Black Death) the region began to be exploited in a more intensive manner. By 1348, most of the Weald was fully exploited as part of a wider economic system (Hallam 1988, 177).
- 4.9.2 The richness of the Weald's natural resources led it to becoming an industrial centre of Britain, as both the iron and glass industries needed large amounts of timber for fuel. The two main factors which make the Weald an appealing location for iron-working processes include its geology of clay and sandstone, which provide many of the structural needs for the industry (e.g. iron stone/ore), and its woodland, which was necessary for the production of charcoal, the fuel that kept the furnaces and forges.
- 4.9.3 Horsham is known to have held status as a borough by 1235 and there are references to merchants trading there in the later 13th century (Hudson 1986): the Norman church required rebuilding on a larger scale at this time. In 1322 Horsham remained small, having the lowest taxation assessment of any Sussex borough except Bramber in 1334. The town then grew rapidly and by 1524 Horsham's taxpayers had a high average wealth for the area rivalled in West Sussex only by Chichester and Petworth (Hudson 1986)⁹.
- 4.9.4 The Site lies to the north-west of St Leonard's Forest (12), recorded in the HER data as of medieval origin, and within the manor of Roffey. This lay to the north-east of the town and was first recorded in the 15th century as a sub-manor of

⁹ <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp131-156>

Chesworth (ibid) and Roffey existed as a small hamlet by 1315. A manor house at Roffey was mentioned in 1537 possibly located at the existing Roffey Place (9), though the existing building is 18th century in origin. A park at Roffey was described as within St. Leonard's Forest in 1439, and in 1480 a distinction was made between an old park and a home park (ibid). The park is described as lying south-west of Roffey Place and Roffey hamlet, between the Horsham–Crawley and Horsham–Colgate roads.

- 4.9.5 Three of the Listed Buildings within the Study Area are medieval in origin and include Moorhead Cottages (1), originally a single house with an open hall subsequently divided into three dwellings, lying to the immediate south-west of the Site, Brook House (2) and its associated Barn (3) across the A264 road to the north-east. Newhouse Farm (4), also designated as an ANA (13), and Clovers (5) to the north-east of the Site on the Old Crawley Road are recorded as farmsteads of medieval origin, the buildings dating to the 17th century or earlier. The site of a demolished medieval hall house was excavated on the route of the bypass in 1985 (29).
- 4.9.6 Medieval moated sites are recorded outside the Study Area to the north-west and lie within an associated ANA (11) which also covers an area of known iron-workings. A further ANA (14) covers the site of a 14th century forge at Roffey forge and iron working site to the north-east, excavation having produced evidence of a timber building and possible hearth (28).

4.10 Post-Medieval

- 4.10.1 In the 17th-18th century Horsham grew rapidly, due in part to its function as a centre of county administration and partly its good road communications. About 1730 it was described by a visitor as the metropolis of the Weald. Barracks in the 1790s brought further prosperity. The removal of gaol and assizes in the first half of the 19th century led to it becoming something of a backwater, but railway communication restored its importance, and it became joint county town with Chichester when West Sussex was created in 1889. It grew rapidly in the early 20th century and by 1939, it was becoming a dormitory for commuters to London. The Site lay some distance from the historic town, separated from it by the extensive Horsham Common, used for common pasture, military manoeuvres and other, less formal, activities.
- 4.10.2 Before 1803, Roffey Manor was conveyed to Charles Howard, duke of Norfolk and the lordship of the manor remained with later dukes of Norfolk until the 20th century. Between 1868 and 1889, the demesne lands were sold to James Innes, whose son Capt. J. A. Innes had them in 1910. The Innes family were benefactors to the new suburb of Roffey on the north-east of the town which developed at this time (Hudson 1986).
- 4.10.3 Hudson (1986) notes that, in the early 19th century the park at Roffey comprised 139 acres and was perhaps being used as a rabbit warren; 14 acres, however, had already been converted to arable, and the rest was apparently converted soon afterwards.

4.10.4 After the original Roffey park was disparked in the 19th century, a new park had been laid out by 1896 around the new house, Roffey Park (beyond the eastern edge of the study area). The parkscape **(46)** extended westwards towards Roffey Place **(9)**, north-east of the Site.

4.10.5 Of the 10 listed buildings within the Study Area, 8 are post-medieval in date **(3-10)** – see section 4.2.3 and Appendix 1) including Newhouse Farmhouse **(4)** and Roffey Place **(9)**. A further 11 post-medieval entries are recorded on the HER, some of which comprise isolated farmsteads, some no longer extant; these reflect the dispersed settlement pattern characteristic of the Weald and agricultural intensification in the 19th century. They comprise:

- Ditch and findspot, South-Holmes **(30)**.
- Site of historic farmstead in Roffey, North Horsham **(31)**.
- Site of Greenfield's Farm 19th century historic farmstead, North Horsham **(32)**.
- 84 Forest Road, Horsham: archaeological evaluation CBAS 2010 **(33)**.
- Moorhead 19th century historic farmstead, North Horsham **(34)**.
- Owls Castle (Owlscastle) 19th century historic farmstead, Rusper **(35)**.
- Parsons Farm 18th century historic farmstead, Colgate **(36)**.
- Roffeyhurst 19th century historic farmstead, North Horsham **(37)**.
- Site of Rowlands Farm 19th century historic farmstead, Horsham **(38)**.
- WWII Aircraft Crash Site Roffey Corner **(39)**.
- Site of World War II Searchlight Battery, North Horsham **(40)**.

4.10.7 The HER record includes the following undated features:

- An alleged moat, proven likely to correspond to a former water course **(41)**.
- Minepits **(42)**.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 A full list of the cartographic sources used during this assessment and the figures referred to within the text (Figs 3 - 12) can be seen at the back of this report. It should be noted that due to changes in scale over the period covered, it was difficult to place the Site accurately on some early maps, therefore the Site perimeter should only be used as an approximate indication of location.
- 5.2 An early 18th century map dating to 1724 (Fig. 3) shows the Site to lie within the north-west limit of St Leonard's Forest, and to the south-west of Roffey Place. The Site is shown afforested at this date, although more sparsely so than the land to the south-east. By the end of the 18th century (Fig. 4: 1795), the Site lies within an enclosed field. A building probably corresponding to modern Roffeyhurst is shown south of the Site.
- 5.3 The Site is again only approximately located on the first Ordnance Survey draft map of 1816 (Fig. 5). This map shows the broad road network as it appeared in the early 19th century, as well as key place names and farms. On this map the depiction of boundaries between differing areas of landuse may have been schematized and should be taken as indicative only. It shows the Site at this date to be partly occupied by an area of rough or waste ground. It is unclear how this relates to the depiction of the Site in the 1795 map (Fig. 4). However, as much of the landuse is still classified as *Rough* in the tithe map of 1844 it would seem that enclosure has not necessarily resulted in agricultural exploitation and both representations may be essentially accurate. A house is depicted to the south of the south-east corner of the Site likely to correspond with the modern property of Roffeyhurst. It appears to be named as the Norfolk Arms: this public house is indicated on modern maps lying to the west of the Site.
- 5.4 By the time the Horsham Tithe map was produced in c 1844 (WSRO: TD W68) (Fig. 6), the situation appears to be much the same, with the exception of a wood, *Moor Head Coppice*, in the south-west corner (2161) which is also, and perhaps erroneously, indicated as under arable. The Site was owned by the Duke of Norfolk and was leased to Mrs Lovegrove. At this date, the east of the Site formed part of a single large field (Plot 2140) classed as *Rough* and broadly corresponding to that shown on the map of 1816 (Fig. 5). The north-west corner of the Site was occupied by a small, enclosed field under arable (2160).
- 5.5 Ordnance Survey mapping from 1875 onwards (Figs. 7 – 12) shows the Site in greater detail¹⁰. The 1875 map (Fig. 7) shows the Site as one large field with a quarry pit in the southern corner.
- 5.6 By 1897 (Fig. 8), there had been little significant change, other than the additional of a boundary across the southern corner of the field to create a

¹⁰ It has proved difficult to maintain a consistent relationship between the Site boundary and the underlying OS map extracts – this is due to errors in the digital georeferencing of the original paper sheets (by a third party). Consequently, the Site boundary on Figs 7 – 12 is not necessarily accurate.

smaller plot. This remained consistent until the 1978-82 map (Fig. 12) which shows the Site as one field again.

6.0 AERIAL PHOTOGRAPHS

- 6.1 Aerial photographs dating to April 1947 were identified from an online resource¹¹. Three of these images, RS CPE/UK/1966 (frames 4204-4206) (Apr. 1947), show all or part of the Site which remains little changed between then and the present day.
- 6.2 The only aerial photographs showing the Site and its surrounding area at a suitable scale that note any significant details were historical satellite images from Google Earth, but these were only available from 2001 onwards. Fig. 13 shows the Site in 2007 and under arable. No significant anomalies can be made out. A modern curvilinear outline visible in the wood appears to correspond to a modern event, possibly a recreational circuit.
- 6.3 The availability of Lidar data for the Site was verified¹². Current coverage includes only the south-west of the Site where it failed to identify any significant features.

¹¹ <http://www.sussex.ac.uk/geography/researchprojects/airphotoshistoric/1940/index.html?COL=1+ROW=1+ZOOM=b+GPSX=-1+GPSY=-16>

¹² <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

7.0 WALKOVER SURVEY

- 7.1 A walkover survey was undertaken by the author. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource, and to assess any potential impacts on the setting of heritage assets within the Study Area. The walkover survey was rapid and was not intended as a detailed survey.
- 7.2 The weather was sunny and visibility was good. No obvious irregularities which might have been consistent with the presence of sub-surface archaeological features were observed.
- 7.3 The Site (Plates 1 & 2) rises gently towards the south-east, the relief however is not very pronounced. It is bounded by a low hedge to the west, with trees near the access gate located towards the north-west corner. The northern boundary is a low hedge at the west end, becoming higher further north, with an internal ditch. A low hedge bounds the field to the south allowing a clear view between the Site and the modern buildings at the edge of the suburb of Roffey (Plate 3). Moorhead Cottages are also clearly in view beyond the south-west corner from most parts of the Site. Moorhead historic farmstead (**34**) is also visible (Plate 4). The eastern boundary is marked by mature trees on the edge of the woodland (Plate 5).

8.0 ASSESSMENT OF SETTING ISSUES RELATING TO HERITAGE ASSETS

- 8.1 An assessment was made of the potential impact of the proposed development in relation to heritage assets and their settings. This assessment was carried out in accordance with Historic England guidance relating to assessing the significance and setting of heritage assets (*Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*; *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*). The key issue to bear in mind when assessing potential impacts on the setting of heritage assets is that the setting of a heritage asset has no intrinsic importance or value in itself, only the extent to which it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting or significance; equally, a proposed development can be fully visible from or even directly adjacent to an asset but will not have a significant impact if the setting does not contribute to the significance of the asset or if the development does not fall within that setting if it does contribute. Consequently, general issues of visual impact and views are not directly relevant to this assessment unless they have heritage significance.
- 8.2 The assessment follows the approach set out in the guidance: identifying the heritage assets affected; assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s); assessing the effect of the proposed development on the significance of the asset(s); exploring ways to maximise enhancement and avoid or minimise harm; and making and documenting the decision and monitoring outcomes.

Identifying affected heritage assets

Listed Buildings

- 8.3 Ten Listed Buildings are recorded within the Study Area. The Listed Buildings fall into five groups: properties west and south of the Site including Moorhead Cottages (1) and Fernbrook Cottage, Oak Tree Cottage, Old Timbers (7); properties in proximity to the north-east of the Site including Newhouse Farmhouse (4), Roffey Place (9) and Clovers (5); properties to the north-east beyond the A264, including Clyst Hayes (6), Brook House (2), Barn to the south-west of Brook House (3) and Kings Farmhouse (8); and the more distantly located Church of All Saints to the south-west (11).
- 8.4 The latter two categories (2, 3, 6, 8, 10) were excluded from further assessment as they have no intervisibility with the Site due to distance, intervening vegetation (including the woodland to the east of the Site), existing residential developments, and for those beyond the A264, separation from the Site by a large modern landscaped thoroughfare and woodland screening. Their settings are limited to their immediate environments and will not be impacted upon by the proposed development. Fernbrook Cottage, Oak Tree Cottage Old Timbers (7) was also excluded since, in spite of its relative proximity to the Site, it is entirely surrounded by recent development and has no intervisibility with the Site.

8.5 Consequently, four assets were identified to be the subject of further assessment and were visited to the degree that this was possible from the public domain to assess impacts on their settings. These include:

- Moorhead Cottages (1) – 20m from the Site.
- Newhouse Farmhouse (4) – 320m from the Site.
- Clovers (5) – 660m from the Site.
- Roffey Place (9) – 470m from the Site.

Non-designated Heritage Assets

Historic Parksapes

8.6 One historic parksape (as defined by WSHER¹³) lies within the Study Area:

- Parksape - Roffey Park (46).

Historic Farmstead

8.7 One historic farmstead lies in close proximity to the Site:

- Moorhead Farm (34).

Assessing contribution of setting to significance

Listed Buildings

Moorhead Cottages (Grade II) (1)

8.8 This heritage asset comprises three cottages, which were originally one house: a late medieval open hall of two bays with a cross wing, and a 17th century inserted ceiling and chimney. It was re-fronted in brick in the late 17th or early 18th century, when an external stack was added, and re-fenestrated in the 19th century. The 1844 tithe apportionment records it as a house and garden at that date, the land holding extending to the small enclosures to either side of the house and no obvious tenorial link with the Site. It also appears on Gardner and Gream's map of 1795 (Fig. 4). This building lies directly opposite the south-west corner of the Site (Plates 3 and 6-7) and is clearly visible from most parts of the western field. Its setting is now predominantly modern suburban residential development to the west and south – the view of the Site represents a late 19th century development, as the Tithe map of 1844 indicates an extensive woodland block directly opposite the house (the wooded belt forming the skyline is also late 19th century). Consequently, while the setting has some value in allowing the rural origin of the building to be appreciated, it is from a late phase in the history of the building and has no functional link, so its contribution to the overall heritage

¹³ This is a non-statutory locally defined parksape, identified only as a polygon on WSHER from historic maps. There are no statutorily-designated historic parks and gardens within the study area.

significance is considered to be relatively limited. The building derives the bulk of its significance from its fabric, preserving evidence of the transformation from medieval hall-house to modern terraced cottages. There will be no physical impacts on the building, so this significance will not be affected.

Newhouse Farmhouse (Grade II) (4)

- 8.9 This heritage asset is an L-shaped timber-framed house dating to the 17th century or earlier with 19th century alterations (Plate 8). It lies to the north-east of the Site at the base of a gentle slope and has relatively poor intervisibility with the Site, with its main aspect facing away from the Site. The modern buildings of the farmstead to the rear can be made out in distant views from the more northerly parts of the Site (Plate 9). The tithe apportionment of 1844 indicates a historic connection between the Site and Newhouse Farm: at this date Newhouse Farmhouse belonged to Mrs Lovegrove to whom the Site land was leased by the Duke of Norfolk. Fields in the immediate vicinity of the house were leased from the Duke of Norfolk by David Lovegrove. The property has been developed for modern purposes, a farm shop and café with parking lying to the south-east of the house, and the buildings to rear converted as a commercial premises (Newhouse Business Centre). New buildings have also been developed in the field across the road. The immediate setting of the building comprises the former farmyard and a cluster of fields to the south, which lie outside the Site and will be preserved. Consequently, although there is limited inter-visibility between the property and the Site, the proposed development, will not impact on its historic setting.

Clovers (Grade II) (5)

- 8.10 This heritage asset is a restored 17th century or earlier timber-framed building refaced with red brick on the ground floor and fishscale tiles above (Plate 10). It is located to the north-east of the Site along Clovers Way beyond the main Old Crawley Road, and directly opposite the A264 which has severely truncated the original road network. Its aspect is away from the Site, and its immediate surrounds are densely vegetated. No historic connection with the Site is indicated in the tithe apportionments. The Site does not form a significant part of the setting of this building.

Roffey Place (Grade II) (9)

- 8.11 This asset comprises a red-brick two-storey house of 18th century origin with a square red-brick porch and a reset original porch with Corinthian columns. Adjoining the house on the south-west is a timber-framed shed with red brick infilling. The tithe apportionment indicates that it was held by the Duke of Norfolk and let at that date to James Worsfold who leased the immediately adjacent fields. The building lies at the base of a slope to the north-east of the Site and is screened from view. Its aspect is away from the Site and it is enclosed on all sides. The setting of the heritage asset is limited to its immediate vicinity and as such development of the Site is unlikely to significantly impact on its setting.

Non-designated Heritage Assets

Moorhead historic farmstead (34)

- 8.12 Moorhead historic farmstead, is an extant late 19th century L-Plan regular courtyard farmstead with a detached farmhouse set away from the yard and separated from it by a wooded garden. The farmhouse is located to the north of Old Crawley Road, directly opposite the north-west of the Site (Plates 4 and 11). A building is present at this location in the late 18th century (Fig. 4), and on the tithe map of 1844 (Fig. 6). Buildings likely to correspond to the extant house are shown on the 1875 map (Fig. 7), without farm buildings to the rear: these have developed by the end of the century (Fig. 8). The tithe apportionment shows no correlation between this farmstead and the landholdings on the Site. The house has a direct view of much of the western part of the Site, although partly obscured by the hedgerow on the southern side of the road (as the field is higher than the road). As such, the Site lies within the setting of the farmhouse. However, in terms of significance, the relationship between the house and the farm buildings to the north, and with the agricultural land to the north of the road, are of greater direct relevance as part of a historical land unit. The Site makes a minor contribution to this significance as part of the wider rural landscape in which the farm was located.

Historic Parks

Roffey Park (46)

- 8.13 Roffey Park, as recorded by the WSHER, was established in the late 19th century, the associated house of Roffey Park (outside the study area) dating to 1870 and as such it corresponds to a relatively recent development within the landscape and not to the more obscure history of early landholding relating to Roffey manor. It extended from the house down as far as the East Grinstead road (now the A264). The area around and to the south of the house is still parkland, although the greater amount of the former park extending north of the house down to the road is now a large arable field. Consequently, the setting of the park has contracted to the area around the house, with a wider landscape setting across the valley to the north towards the wooded ridge beyond. The Site lies to the west of the park, behind the intervening woodland belts of High Wood and The Birches. The Site has no historical connection with this parkland and does not form a significant part of its setting.

9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 9.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there is one known heritage asset within the Site (Fig. 1). This relates to finds of flint from a Mesolithic site which has been called The Plain (21). This assemblage has formed part of significant studies of Mesolithic and Neolithic material culture (Clark 1933; Gardiner 1988) and forms part of a local concentration of Mesolithic finds participating in the identification of a distinctive find type known as 'Horsham points' which still play a key role in identifying chronological depth within the early post-glacial hunter-gatherer cultures of northern Europe.
- 9.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:
- A high potential for deposits of prehistoric date, including flint scatters of Palaeolithic (although these are more likely in the river gravel terraces) Mesolithic and Neolithic date and potentially of cut features relating to the later period (e.g. pits, ditches and postholes) based on the known presence of flint scatters on the Site and its immediate vicinity;
 - A moderate potential for medieval and post-medieval deposits relating to landuse within and around the former St Leonard's Forest (including industrial landuse) and landscape features relating to Roffey Manor estate and a possible early phase of Roffey Park (possibly including warrening); and
 - A low potential for late prehistoric to early medieval (Bronze Age – Saxon) deposits based on the paucity of evidence for these periods in the immediate surrounds of the Site.
- 9.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 9.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.
- 9.5 The Site also forms part of the setting of a Grade II listed building and a non-designated heritage asset (historic farmstead), although only to a limited extent in relation to their overall significance.

10.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

10.1 There has been no known previous development of the Site, the majority of which was under rough heathland into the mid-19th century, although already shown as enclosed from the late 18th century (Figs. 4 and 5). Prior to that it lay within the north-west limit of St Leonard's Forest and is shown under woodland in 1724 (Fig. 3). It has been under cultivation since the later 19th century. The most likely previous impacts on the Site include:

- Tree planting and / or removal in the late post-medieval period, particularly in the south-west corner;
- Excavation of land boundaries;
- General and repeated ground disturbance by ploughing for agricultural purposes.

11.0 IMPACT OF PROPOSED DEVELOPMENT

- 11.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. The proposed development (Fig. 14) comprises the construction of a residential development together with associated access roads, and parking. A buffer zone will be retained at the western end of the Site between the residential area and the Old Crawley Road, and along the northern boundary, with additional tree planting along the north-west and north boundary with the Crawley Road. Access will be from the Crawley Road.

Impacts on designated heritage assets

Physical impacts

- 11.2 No physical impacts are anticipated on any designated heritage assets.

Setting issues

Moorhead Cottages (1)

- 11.3 The design of the layout has retained a buffer of undeveloped land and proposed tree-planting in front of this heritage asset, creating some distance and screening between it and the new development. The development of this field will change the rural setting of the asset, but in the light of the limited contribution of the setting to the overall heritage significance of the asset, plus the provision of a buffer and screening providing some open ground in the foreground, it is considered that the impact will be minor¹⁴.
- 11.4 No other significant setting issues are anticipated on any designated heritage assets as, where the setting contributes to the significance of these assets, the Site lies outside that setting and has restricted intervisibility due to intervening vegetation and, topography and, in some cases, existing residential development.

Impacts on non-designated heritage assets

Physical impacts

- 11.5 Physical impact is anticipated on one non-designated heritage asset comprising a known archaeological site (21). The locality indicated on Fig.1 is one of several indicative sites within the wider area (also including 15 and 23) corresponding to a Mesolithic and Neolithic site known as The Plain (Clark 1932). The limits of the site are not confidently identified and it has potential to extend more widely within the area proposed for development than the shown

¹⁴ Note that the proposed development differs little in material terms from an earlier larger application (ref. DC/20/0470) which came to the same conclusion and which was accepted by the HDC Conservation Officer (email dated 04/06/2020).

findspot (the plotted areas within the HER do not appear to correspond to known localities of specific interest). Finds for these periods are likely to be recovered from the ploughsoil as much as from the underlying surface substrate.

- 11.6 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any surface or buried archaeological deposits present on the Site:

- Topsoil stripping;
- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
- Excavation of service trenches;
- Construction of access roads and car parking areas;
- Landscaping; and
- Tree planting for landscape mitigation.

Setting impacts

- 11.7 A minor/negligible setting issue is anticipated on one non-designated heritage asset due to the loss of generic rural context (Moorhead historic farmstead: **34**) although this is partially mitigated by the provision of a buffer zone and screening vegetation at the north-west of the Site.

12.0 CONCLUSIONS

- The Site has a high potential for deposits of prehistoric date, including flint scatters of Palaeolithic (although these are more likely in the river gravel terraces), Mesolithic and Neolithic date (eg. flint scatters); a moderate potential for heritage assets of medieval and post-medieval date (eg. cut features, industrial, agricultural and landscape features); and a low potential for late prehistoric to Saxon features.
- The Site has been exposed to some truncation from arable activity but fieldwork within the Site and on adjacent arable fields has indicated the survival of archaeological deposits.
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site.
- A minor impact is anticipated on the setting of one designated heritage asset **(1)**;
- Impact is anticipated on one known non-designated heritage asset **(21)** lying within the prehistoric Site known as The Plain which has potential to extend more widely within the Site area; and
- A minor-negligible impact is anticipated on the setting of one known non-designated heritage asset (buildings) **(34)**.

13.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 13.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Horsham District Council) and their archaeological advisors.
- 13.2 This study has shown that the Site has a high potential for archaeological remains based on evidence from within the Site boundary and elsewhere in the Study Area. A programme of fieldwalking - necessarily undertaken on land without crops and ideally recently ploughed – would maximise opportunities to assess the preservation and extent of the previously identified prehistoric site (21) and any associated deposits within the proposed development area. Accompanying geophysical survey would enable identification of potential sub-surface anomalies indicative of any associated or later archaeological features and provide invaluable indications for targeting any subsequent trial trench evaluation to an agreed sample size of the Site. Trial trenching would provide a relatively economical method for establishing the character, dating, and degree of preservation of deposits. However, given the nature of the known prehistoric potential of the Site, due regard should be given to evaluation methodologies designed to maximise retrieval of flintwork from the ploughsoil as well as any surviving sub-surface deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 13.3 In terms of impacts on the setting of the designated asset, it would be expected that this could be addressed through careful design, including the provision of green buffers around the western edges of the Site to provide a physical and visual separation between the proposed development and nearby historic buildings.
- 13.4 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

ACKNOWLEDGMENTS

Archaeology South-East would like to thank the following for their help and advice in the preparation of this report:

Will Adams, Fairfax Properties

Melanie Dickinson, HER Assistant, West Sussex County Council

REFERENCES

ASE 2013 *A post-excavation assessment and updated project design report: Wickhurst Green, Broadbridge Heath West Sussex*. (ASE project 4788; ASE report 2013198).

Blinkhorn, E., Cook J., & Stevens, S., 2015 *Integrated Magnetometry and Fieldwalking Survey, Land North of Horsham, West Sussex* (ASE Project 7884; ASE Report 2015463)

Champness, C., 2007. *Bexhill to Hastings Link Road* Champness, C., 2007. *Bexhill to Hastings Link Road*. Unpublished Oxford Archaeology report.

ClfA, 2020. (Revised Ed.). *Standards and Guidance for historic environment desk-based assessment*. Chartered Institute for Archaeologists.

Clark, J.G.D., 1932 *The Mesolithic Age of Britain*

Clark, J.G.D., 1933 The classification of a microlithic culture: the Tardenoisian of Horsham (*Archaeological Journal* 90)

Curwen, E.C., 1954 *The Archaeology of Sussex*

Dales, R., 1982 *The Older Houses of Warnham* (Warnham Historical Society).

Darby, H.C. & Campbell, E.M.J., 1962. *The Domesday Geography of South-East England*

Drewett, P., Rudling, D. & Gardiner, M., 1988 *The South-East to AD 1000*

Drewett, P., 1999. Later Hunters and Gatherers, in Leslie, K & Short, B., *An Historical Atlas of Sussex*

Gardiner J.P., 1988 *The composition and distribution of Neolithic surface flint assemblages in Central Southern England*, Lewes Museum

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

Grant-Reis, K., & Stephenson P., 2019 *Land at Pondtail Farm, Mercer Road, Horsham, West Sussex, Historic Environment Desk-Based Assessment (Heritage Statement)* (ASE Project No. 180894; ASE Report 2018392)

Hallam H. E (ed) 1988 *The Agrarian History of England and Wales II, 1042-1350*

Hamilton, S. & Manley, J., 1999 *Regional Traditions c.1000-100BC*, in K. Leslie, & B. Short (eds), 1999, 20-21

Holgate, R., 1987 Excavations at Halt Mesolithic Site, near Horsham, West Sussex, 1985

Holgate R, 2003 Late Glacial and Post-Glacial Hunter-Gatherers in Sussex, in Rudling, D. (ed), *The Archaeology of Sussex to AD 2000*. Heritage Marketing & Publications Ltd.

Holgate, R et al. 1989 *The excavation of a late Medieval hall-house at Brook Lane, Near Horsham, West Sussex*. Sussex Arch Colls, 127: 123-131.

Hudson, T.P., 1986 *Victoria County History*, vol. 6/2. Oxford University Press.

Hurst, D., 1868 *Horsham: its History and Antiquities*. William MacIntosh.

James, R., 2016 Land North of Horsham, West Sussex: Historic Environment Desk-Based Assessment (Heritage Statement) (ASE Project: 6434, ASE Report: 2014213)

Jacobi R.M. 1978a Population and landscape in Mesolithic Lowland Britain, in Limbrey, S. & Evans, J.G. (eds), *The Effect of Man on the Landscape: the Lowland Zone*

Jacobi, R.M. 1978b The Mesolithic in Sussex, in P.L. Drewett (ed), *Archaeology in Sussex to AD 1500* (CBA Research Report 29).

Kenny J., 1991 *Trial excavations at Roffey, Horsham, W. Sussex*

Kirk L., 1995 *An Archaeological Evaluation at South Holmes, Roffey, Horsham*

Leslie, K. & Short, B. (eds.), 1999 *An Historical Atlas of Sussex*

Pitts, M., 1980 A Gazetteer of Mesolithic finds on the West Sussex Coastal Plain, *Sussex Archaeological Collections* 118

Pope, M., Dinnis, R., Milks, A., Toms, P. & Wells, C., 2013 *A Middle Palaeolithic to Early Upper Palaeolithic succession from an open air site at Beedings*

Rackham O., 1986 *The History of the Countryside: The full fascinating story of Britain's landscape*

Reynier M. 2005 *Early Mesolithic Britain; origins, development and directions*

Rudling, D., 1999 *Roman Sussex*, in Leslie & Short 1999

Stevens, S., 1998 *An Archaeological Investigation at the Site of the Millennium Seed Bank, Wakehurst Place, Ardingly, West Sussex (Stage 2)*, Unpublished ASE Report 758

Tebbutt, C. F., 1974 The Prehistoric Occupation of The Ashdown Forest Area of the Weald, SAC 112, pp. 34-43

White S., 1999 *Early Saxon Sussex c.410-c.650*, in Leslie & Short 1999

Woodcock, A., 1978 *The Palaeolithic in Sussex*, in Drewett 1978

Woodcock, A. 1999 *Earliest Inhabitants*, in Leslie & Short 1999

Wymer, J.J. (ed.) 1977 *Gazetteer of Mesolithic Sites in England and Wales*

Yates, D., T., 2007 *Land, Power and Prestige: Bronze Age Field Systems in Southern England*

Map Resources (all sources consulted):

John Budgens Map of Sussex, 1724

Gardner and Gream's Map of Sussex 1795

Ordnance Survey draft map, 1816

Horsham Parish Tithe map, 1844: WSRO TD W68

Ordnance Survey Map, 1: 2,500, 1875

Ordnance Survey Map, 1: 2,500, 1897

Ordnance Survey Map, 1: 2,500, 1912

Land Utilisation Survey of Britain, 1938

Ordnance Survey Map, 1: 10,560, 1961

Ordnance Survey Map, 1: 2,500, 1976-1977

Ordnance Survey Map, 1: 2,500, 1989-1991

Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig. 1)
(Designated heritage assets are in **bold**)

Site	HER ref.	Eastings	Northings	Description	Period
Listed Buildings - Grade II					
1	DWS5580	519955	132772	MOORHEAD COTTAGES. Three cottages, originally one house. Late Medieval open hall of 2 bays with crosswing, with C17 inserted ceiling and chimney, Refronted in brick in late C17 or early C18.	Medieval
2	DWS5122	520471	133618	BROOK HOUSE. The main range comprises 2 bays of a medieval open hall with additions of the C16 and circa 1900 behind. Stone chimney stack of C16 or early C17 backs on to the hall.	Medieval
3	DWS6209	520458	133601	BARN TO THE SOUTH WEST OF BROOK HOUSE. Late C16 or early C17.	Medieval - post-medieval
4	DWS5143 MWS12585	520320	133188	NEWHOUSE FARMHOUSE. L-shaped C17 or earlier timber-framed building, altered in C19. Historic Farmstead dating to the medieval period.	Post -medieval (with medieval site origins)
5	DWS6222 MWS8531	520714	133347	CLOVERS. Restored C17 or earlier timber-framed building and Historic Farmstead dating to the medieval period.	Post -medieval (with medieval site origins)
6	DWS5139	520627	133449	CLYST HAYES. C17 timber-framed building with plaster infilling.	Post medieval
7	DWS5789	519951	132619	FERNBROOK COTTAGE AND OAK TREE COTTAGE AND OLD TIMBERS. C18 front to an older building.	Post medieval
8	DWS5814 MWS11884	520406	133553	KING'S FARMHOUSE. Probably C17 building. Also, King's Farm Historic Farmstead C18, Rusper.	Post medieval
9	DWS6523	520612	133255	ROFFEY PLACE. C18. Also square red brick porch, beyond which the original porch has been reset. This has Corinthian columns.	Post medieval
10	DWS6280	519600	132200	CHURCH OF ALL SAINTS. Built in 1878, architect A W Blomfield.	Post medieval
Archaeological Notification Areas					

11	DWS8521	519800	133920	Medieval Moated Sites and Iron Working Sites, Rusper and North Horsham. ANA Horsham 006, Red. The area includes two medieval moated sites, with one being scheduled (Scheduled Monument 1008050), and evidence for Iron working in the form of mine pits and depressions.	
12	DWS8531 EWS1062	521500	132500	St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate. ANA Horsham 016, Red. The area covers a large number of sites including prehistoric periods, notably Mesolithic and Neolithic flint working sites, Bronze Age including barrow monuments, one being Scheduled (1011596) and numerous mine pits either prehistoric or 16th century. Archaeological survey in 2010/2011 combined lidar, desk-top research and field survey. A total of 205 sites were identified, most probably dating from the 16th through to the 20th century, and also frequent earthworks, especially banks, possibly dating from the medieval period.	
13	DWS8937	520290	133126	Newhouse Farm Medieval Historic Farmstead, Colgate. ANA Horsham 128, Amber.	
14	DWS8938	520431	133367	Roffey Medieval Forge and Iron Working Site, Colgate. ANA Horsham 129, Amber. A bloomery 0.25 mile E of Roffey Road Halt. Two arable fields between the main Crawley-Horsham road and the railway at Roffey Street, separated by a piece of damp rough named the Leg or Lag, show signs of irregular digging. There is also a square pond to the E which could have provided clay. Both fields have an abundance of cinder and no doubt are the site of the C14 Roughey Forge.	
Monuments and Findspots					
15	MWS690	520500	132700	FINDSPOT: Mesolithic site - The Plain. 'The Plain' Mesolithic site. Area over which microliths have been sparsely found. (Clark JGD. 1933. Archaeol Journ. 90)	Mesolithic
16	MWS694	521000	133100	FINDSPOT: Mesolithic site - Roffey Park. Mesolithic flint site found by Beckensall and Hicks at Roffey Park. Possibly at TQ209 336 - see 4059).	Mesolithic

17	MWS4036	520400	132300	Tranchet Axe - Roffey Hurst. Broken. Found during the excavation of a water- board trench in a ploughed field.	Mesolithic
18	MWS4392 EWS468	519950	131860	FLINT SCATTER: Flint Scatter - Roffey. Thirty-eight test pits, totalling 460m of trenches were excavated at OS Grid ref TQ 1995 3180 in Summer 1995. Waste flakes have been found all over the site, which could not be dated; a crescent scraper, and microliths suggest a Late Mesolithic date and intermittent use of the location. (Kirk L. Aug 95. An Archaeological Evaluation at South Holmes, Roffey, Horsham by SEAS).	Mesolithic
19	MWS4468	519600	132900	FLINT SCATTER: Small flint scatter - Roffey. Twelve 20m long trenches were excavated centered on TQ 1960 3290 at Roffey. Seven of the trenches were negative, the other five produced 3 waste flakes, 2 reworked flakes, 3 broken microlith blades and 8 fragments of fire-cracked flints. (Kenny J. 1991. Trial excavations at Roffey, Horsham, W.Sussex)	Mesolithic
20	MWS4548	520000	131800	FINDSPOT: Roffey Small Mesolithic site. Classified microliths 19, unclassified fragments 8, total 27. In her thesis JP Gardiner classified these [? - and / or other finds?] finds as lots of unretouched flakes, 11 retouched flakes, 47 cores, 3 core rejuvenation, 1 tranchet, 2 sharpened flakes, some scrapers, 27 microliths(including 9 obliques, 2 geometric and 8 Horsham points), 1 graveler and 2 notched piece. (Clark JGD, 1933, Archaeol Journ. 90:52ff (53) map; Ordnance Survey, 1971, Ordnance Survey Record Card - TQ23SW6.1; Gardiner JP, 1988, The composition and distribution of Neolithic flint assemblages, pp. 1153)	Mesolithic
21	MWS5481	520100	132700	FINDSPOT: Mesolithic site - The Plain. <i>Pygmy flakes found</i> . This site is included by Clark (Archaeological Journal 90) in the area of his site 'The Plain' (above); evidently minor as Curwen does not mention implements. In 1971, no surface finds were noticed, but a local amateur has found a few flakes on the site.	Mesolithic

22	MWS5482	520200	133200	FINDSPOT: Mesolithic site - Halt. 'Halt' Mesolithic site, covering 1.5 acres. Classified microliths 646, unclassified and fragmentary 1152, total 1798. A transverse sharpened axe has been found nearby and was probably associated. Petit tranchet arrowhead also found at this site. In 1971, some fields in the area are ploughed and a few indeterminate flakes were found on the surface (Clark JGD, 1933, Archaeol Journ. 90:52ff (53 map); Curwen EC, 1928, Sussex Arch Colls. 69:80; Ordnance Survey, 1971, Ordnance Survey)	Mesolithic
23	MWS4584	520500	132650	FLINT SCATTER: Plain-Neolithic flint. A flint scatter comprising 1 fragment of polished axe, 1 broken flaked axe, 1 tranchet, 2 leaf arrowheads, 3 laurel leaf arrowheads, 10 barbed and tanged arrowheads, 2 triangular arrowhead, 3 transverse arrowheads, 3 oblique arrowheads, 1 blade, 186 convex scrapers, 3 hollow scrapers, 2 fabricators, 1 piercing tool, 1 polished miniature axe, 1 backed knife, 46 retouched flakes, 51 cores and 3 core-rejuvenation flakes. (Gardiner JP. 1988. The composition and distribution of Neolithic flint assemblages. Lewes Museum. pp. 900-1)	Neolithic
24	MWS4592	520070	131930	FLINT SCATTER: Roffey. A flint scatter of 1 tranchet, 5 leaf arrowheads, 1 ogival, 2 barbed and tanged arrowheads, 2 triangular arrowheads, 6 transverse arrowheads, 4 oblique arrowheads, 2 hollow-based arrowheads, 2 plano-convex knives, 192 convex scrapers, 7 fabricators, 1 knife, lots of unretouched flakes, 2 axe-sharpening flakes, 39 retouched flakes, 47 cores and 3 core-rejuvenation flakes. (Gardiner JP. 1988. The composition and distribution of Neolithic flint assemblages. Lewes Museum. pp. 926-7).	Neolithic
25	MWS4606	521000	132750	FINDSPOT: North of plain. A chance find of a Ogival arrowhead and a plano-convex knife recorded by JP Gardiner.(ibid. pp. 1283, 1294).	Neolithic
26	MWS4644	521100	132900	FINDSPOT: Daisy Field. A chance find of leaf arrowhead as recorded by JP Gardiner. (ibid. pp. 1283)	Neolithic

Archaeology South-East
Land South of Crawley Road, Horsham
Historic Environment Desk-Based Assessment

27	MWS7262 EWS468	519936	131909	FINDSPOT: Roman sherds. Only 2 sherds of roman pot were recovered from the entire site (Kirk L, Aug 95, An Archaeological Evaluation at South Holmes, Roffey).	Roman
28	MWS953	520350	133280	BLOOMERY, FORGE, IRONSTONE WORKINGS: 14th century Roughey Forge. A bloomery 0.25 mile E of Roffey Road Halt.	Medieval
29	MWS7946	520650	133350	HOUSE: Late Medieval hall house at Brook Lane, Nr Horsham. A late Medieval hall-house on the route of the Horsham (Northern) By-Pass was excavated in April 1985, producing a small assemblage of late 14th-16th century pottery (Holgate, R et al, 1989, Sussex Arch Colls, 127: 123-131).	Medieval
30	MWS7263 EWS468	519936	131909	DITCH and FINDSPOT: South Holmes-Medieval-Post-Med. During archaeological evaluation by SEAS, two distinct periods of activity were recorded through finds of pottery. The first dates to 15th-17th century, the second, with intensification of pottery finds, dated to the 19th century. An undated ditch was also found.	Post-medieval (possibly late medieval)
31	MWS10311	519803	132068	Site of Historic Farmstead in Roffey, North Horsham	Post-medieval
32	MWS10991	519428	132297	Site of Greenfield's Farm Historic Farmstead, North Horsham. C19th. Demolished / Lost.	Post-medieval
33	MWS11746 EWS1413	520100	132020	84 Forest Road, Horsham: An Archaeological Evaluation CBAS 2010. Near to a known flintwork scatter but no archaeological features were located. Finds dated to the post-medieval period.	Post-medieval
34	MWS12417	519992	132974	Moorhead Historic Farmstead, North Horsham. C19th. L-Plan regular courtyard farmstead with a detached farmhouse set away from the yard. Extant.	Post-medieval
35	MWS13240	520055	133662	Owls Castle (Owlscastle) Historic Farmstead, Rusper. C19th. Has suffered partial loss.	Post-medieval
36	MWS13265	520468	133602	Parsons Farm Historic Farmstead, Colgate. C18th. Extant.	Post-medieval
37	MWS13449	520573	132371	Roffey Hurst Historic Farmstead, North Horsham. C19th (? - cf Rocque's map 1768). Has suffered partial loss.	Post-medieval
38	MWS13482	519910	132698	Site of Rowlands Farm Historic Farmstead, Horsham. C19th. Demolished / Lost.	Post-medieval
39	MWS15586	519716	131961	Aircraft Crash Site Roffey Corner	Post-medieval

Archaeology South-East
Land South of Crawley Road, Horsham
Historic Environment Desk-Based Assessment

40	MWS15708	520500	132400	Site of World War II Searchlight Battery, North Horsham	Post-medieval
41	MWS5535	519520	133550	DITCH: Alleged moat - Bush Lane. Chennels Brook has at some time been diverted to its present course along the N and W edges of the field within which stood Bush Cottage, now demolished. Down the centre of the field and around the site of the cottage is the meandering former course of the stream (see OS 6ins), now a dry hollow in pasture. This feature has obviously been mistaken for the remains of a moat.	Undated
42	MWS8948	521040	132069	EXTRACTIVE PITs: Minepits cover a large area, varying shapes and sizes, 4m diameter circular to linear 8m x 4m, incorporates one long linear trench (could be hollow way). Minepits also extend to south of track in places. Visible on lidar [1]	Undated
43	MWS14194 EWS550 EWS1746	518933	133816	Land North of Horsham - BBA and Magnetometry and Fieldwalking Survey. c 50 ha. The DBA covered an irregular rectangular block of farmland and woodland, measuring approximately 3kms east-west and 1.3kms north-south. This subsequent survey identified possible features (curvilinear ditch, ditch, gully, boudary) of archaeological origin including former buildings and possible channels and river terrace gravels. Field walking survey recovered varying quantities of artefacts but there were no clear concentrations. No correlation was identified between geophysical anomalies and identified concentrations of archaeological artefacts in the ploughsoil. Finds include burnt flint, bloomery waster and post - med blast furnace slag; med - post-med pottery and CBM.	
44	MWS15427 EWS2191	519745	133453	Mowbray Land at North Horsham, Land Parcels 1, 2 and 3 - Evaluation TVAS 2023. The site here consists of 26.9ha of former farmland to be developed for housing in three phases. 268 Trial Trenches. Ditches dumps and a single posthole were identified but only post-medieval or modern material was recovered. an undated palaeochannel was also identified, probably corresponding to an early phase of Channell's Brook.	

Archaeology South-East
Land South of Crawley Road, Horsham
Historic Environment Desk-Based Assessment

45	MWS15576 EWS2234	520241	133770	Mowbray Land 3, North Horsham - Geophysical Survey. The survey identified a wide range of magnetic anomalies across the Site. A number of these are potential archaeological features and possibly indicate the presence of a Prehistoric agricultural field system.	
Historic Parkscape					
46	x	521059	133161	Roffey Park	

PLATES



Plate 1: The Site, looking west towards the edge of Horsham



Plate 2: The Site, looking north-east



Plate 3: Looking north-west along the southern boundary towards Moorhead Cottages



Plate 4: Moorhead Historic Farmstead (43), viewed towards the north-west from the Site



Plate 5: The wood, looking south-east from the site



Plate 6: Moorhead Cottages (1), viewed from the south-west corner of the Site



Plate 7: Moorhead Cottages, looking south-west from just beyond the west end of the Site



Plate 8: Newhouse Farmhouse (4), viewed from the east (modern farm-shop and café buildings lie to the left of the picture)



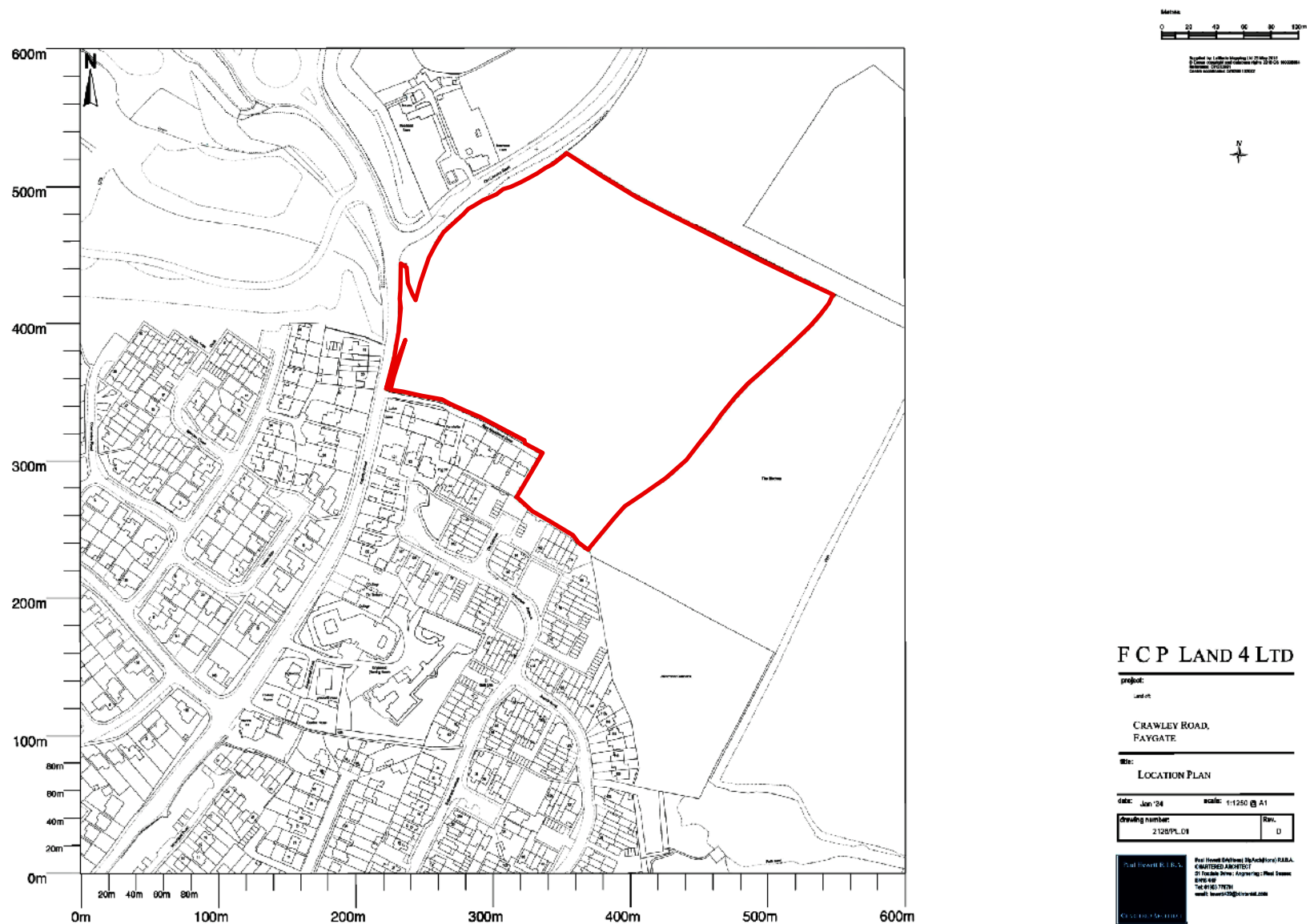
Plate 9: View down to Newhouse Farmhouse from the northern edge of the Site



Plate 10: Clovers (5) viewed towards the east



Plate 11: Moorhead farmstead, viewed towards the north-west





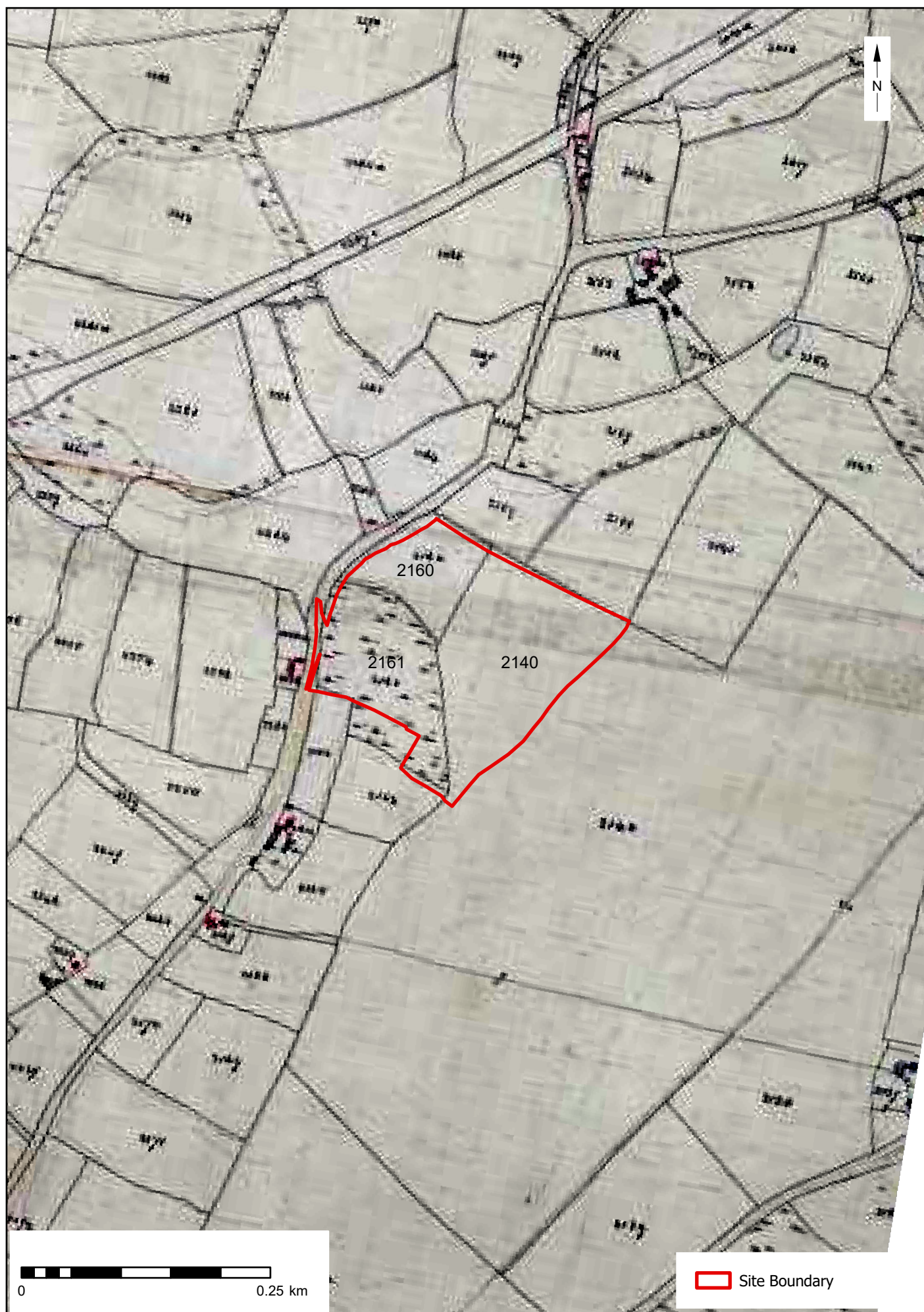
© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 3
Project Ref: 250774	January 2026	Richard Budgen, 1-inch map of Sussex, 1724 (Approximate Location)	
Report Ref: 2026001	Drawn by: APS		



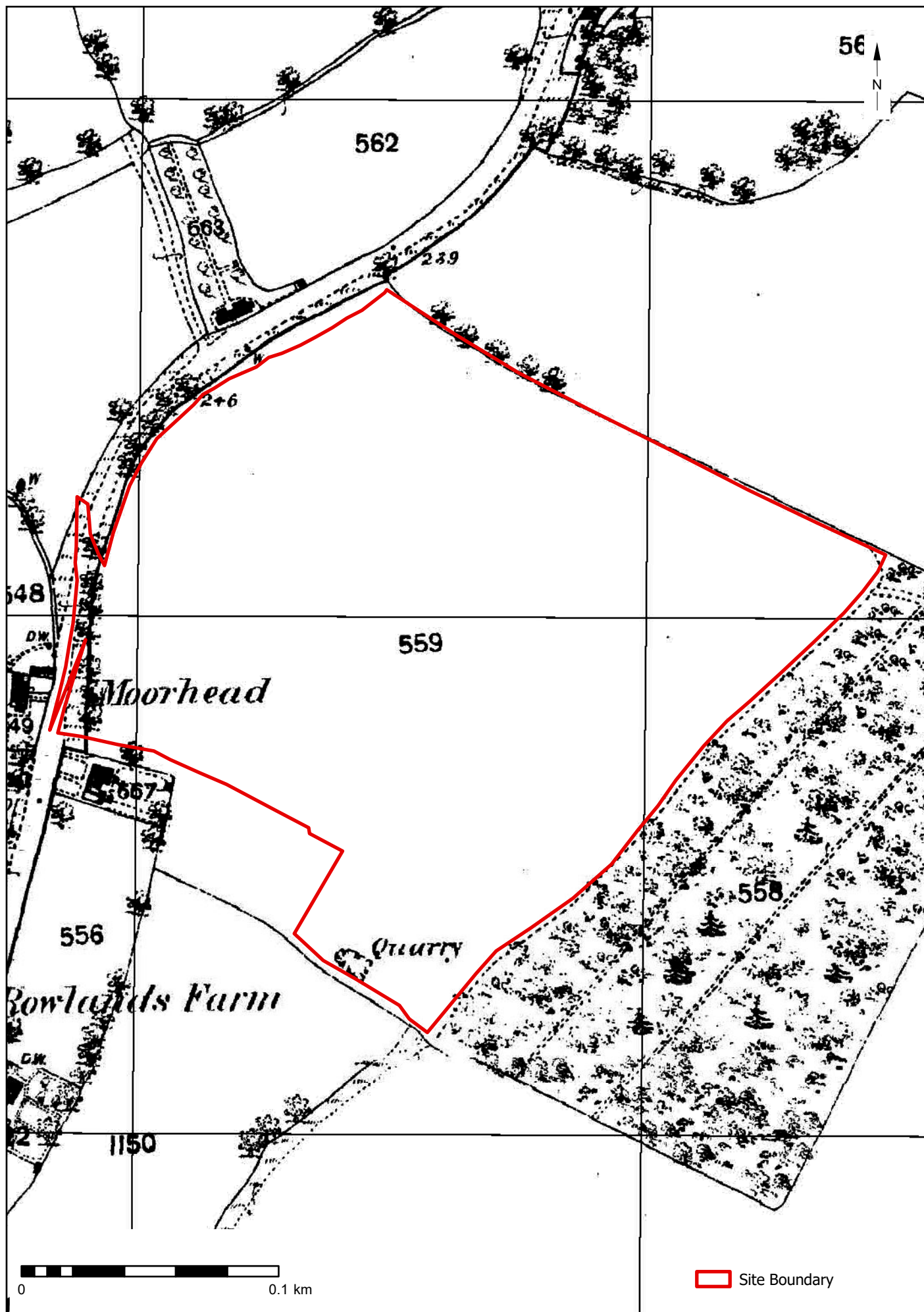
© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 4
Project Ref: 250774	January 2025	Gardner and Gream, 1-inch map of Sussex, 1795 (Approximate Location)	
Report Ref: 2026001	Drawn by: APS		



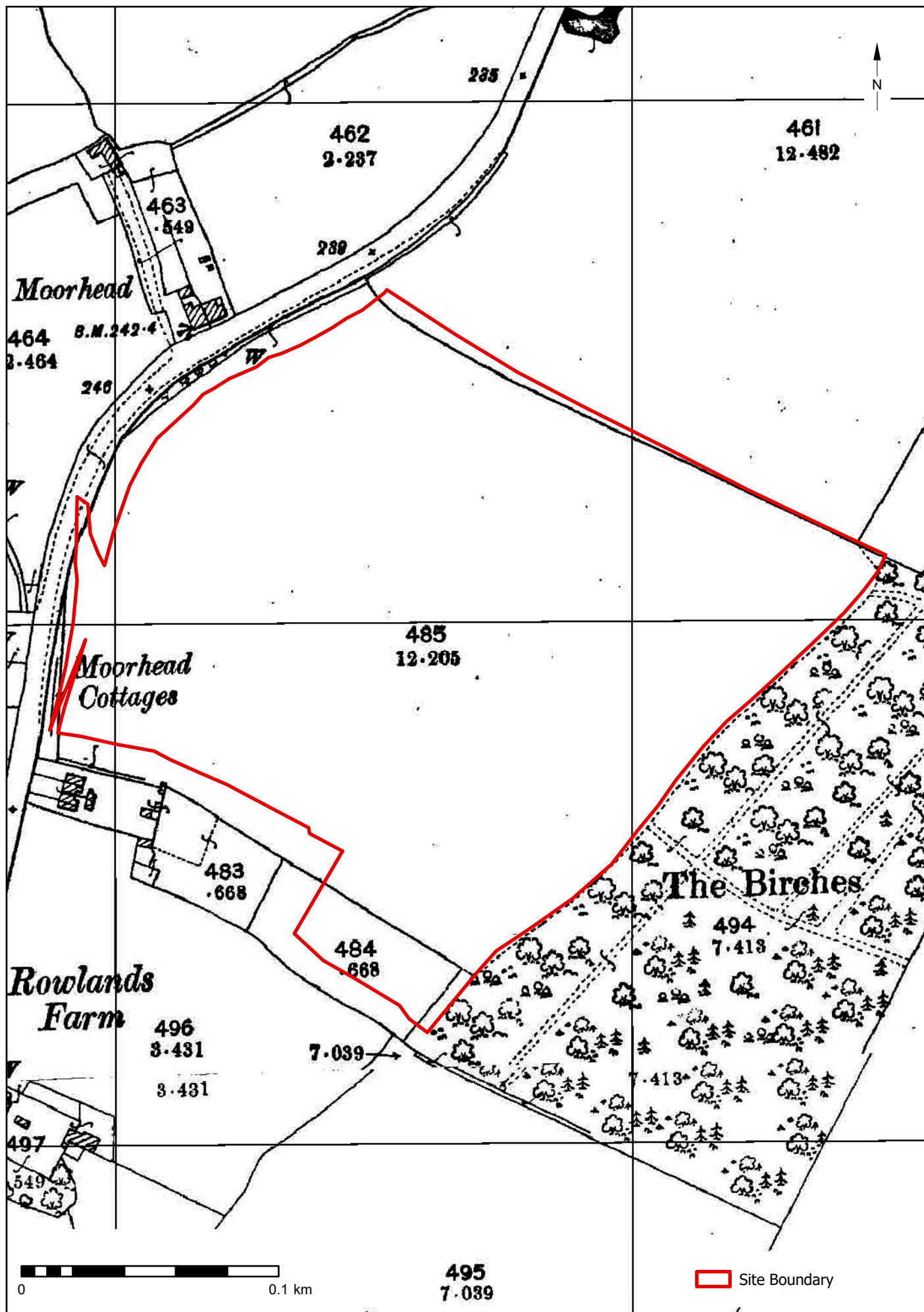
© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 5
Project Ref: 250774	January 2026	Ordnance Survey draft map, 1816 (approximate Site location)	
Report Ref: 2026001	Drawn by: APS		



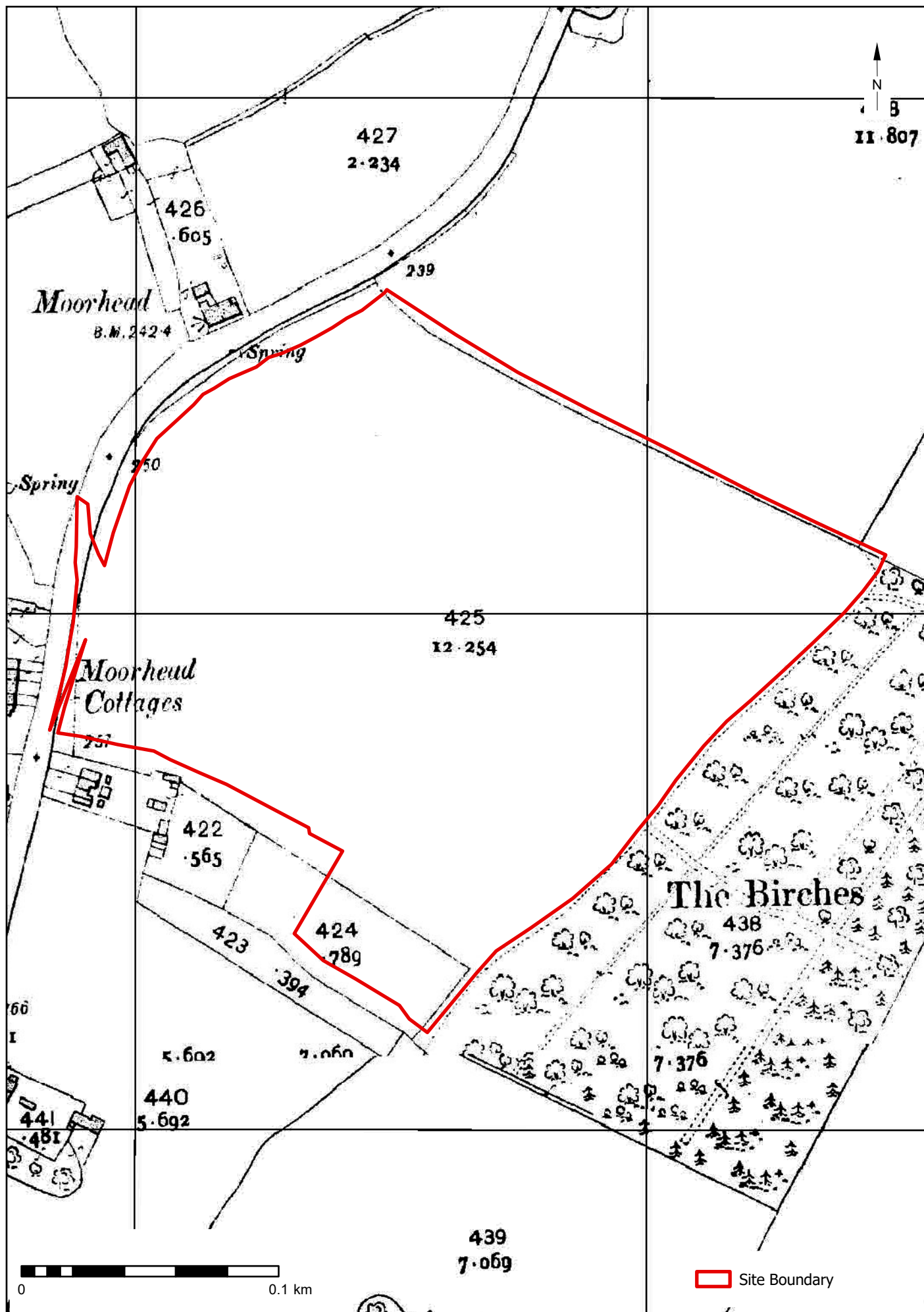
© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 6
Project Ref: 250774	January 2026	Horsham tithe map c1844	
Report Ref: 2026001	Drawn by: APS		

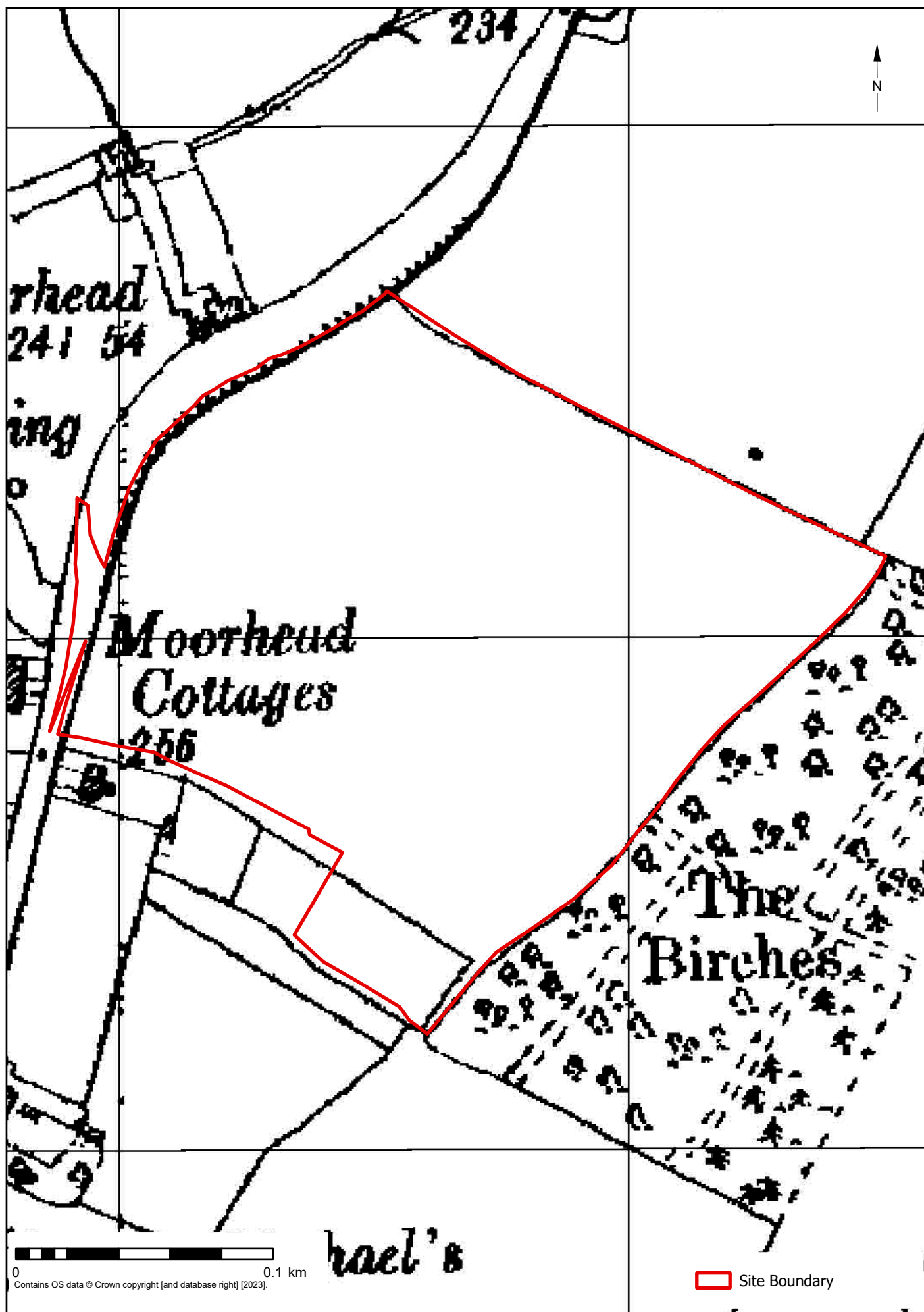


© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 7
Project Ref: 250774	January 2026	1875 Ordnance Survey	
Report Ref: 2026001	Drawn by: APS		

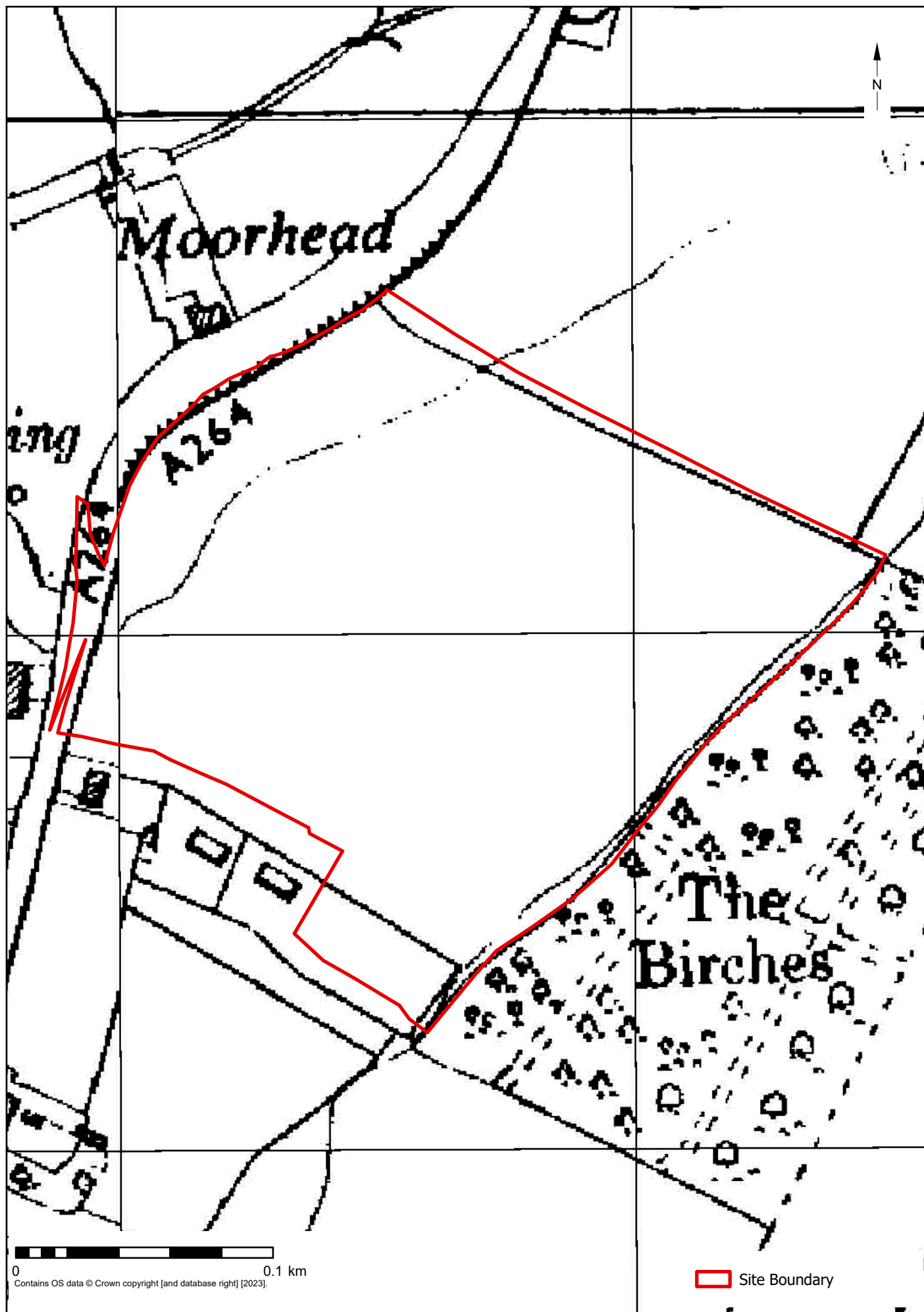


© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 8
Project Ref: 250774	January 2026	1897 Ordnance Survey	
Report Ref: 2026001	Drawn by: APS		

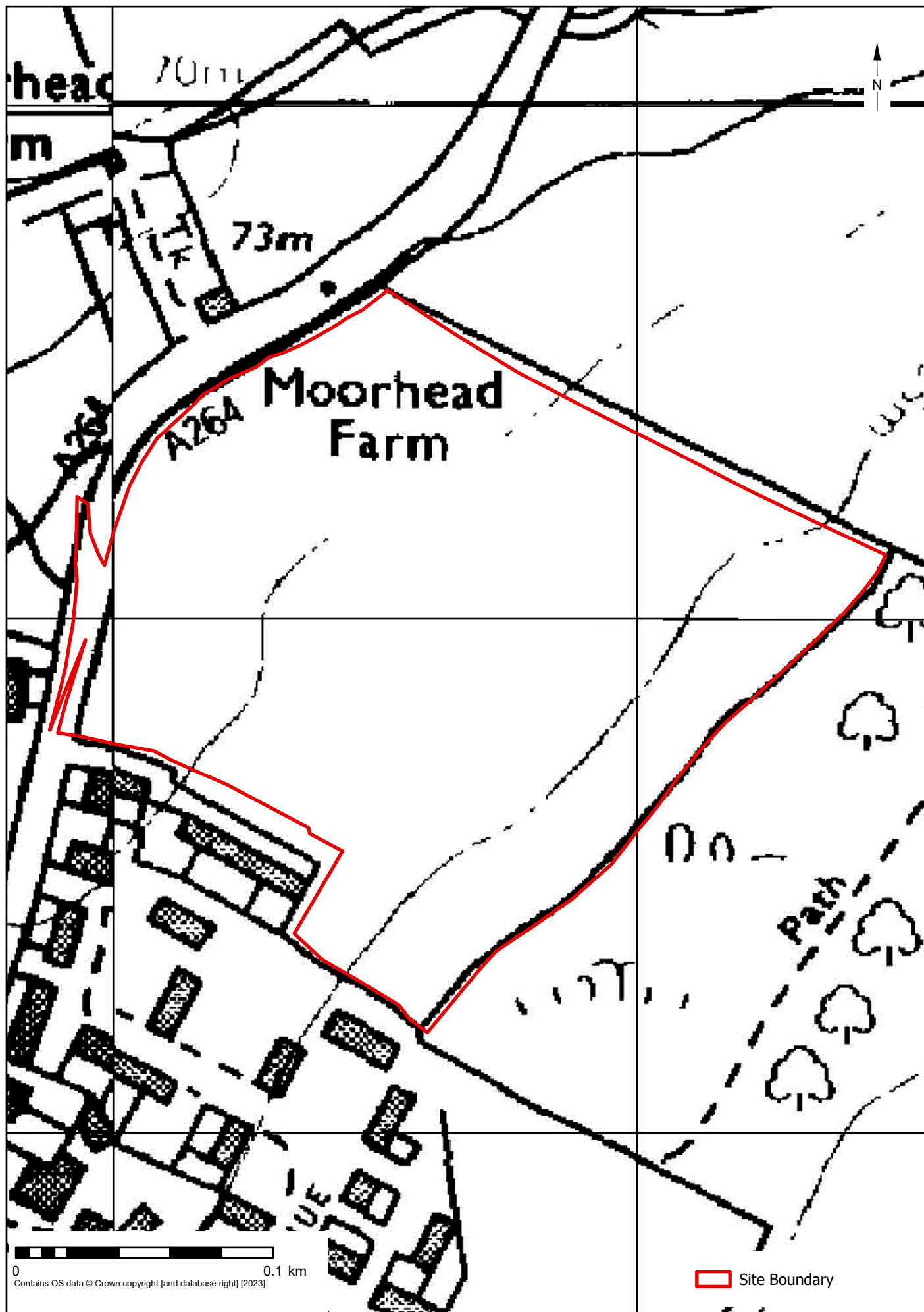




© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 10
Project Ref: 250774	January 2026	1938 Ordnance Survey	
Report Ref: 2026001	Drawn by: APS		



© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 11
Project Ref: 250774	January 2026	1961 Ordnance Survey	
Report Ref: 2026001	Drawn by: APS		



© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 12
Project Ref: 250774	January 2026	1978-1982 Ordnance Survey	
Report Ref: 2026001	Drawn by: APS		



© Archaeology South-East		Land South of Crawley Road, Horsham, West Sussex	Fig. 13
Project Ref: 250774	January 2026	Aerial Image 2007 (Google Earth)	
Report Ref: 2026001	Drawn by: APS		



F C P LAND 4 LTD

project:

Land off:

CRAWLEY ROAD,
FAYGATE

title:

ILLUSTRATIVE MASTERPLAN

date: Mar 26

scale: 1 : 500 @ A1

drawing number:

2126/PL.05

Rev.

J



Paul Hewett R.I.B.A.
Chartered Architect
51 Foxdale Drive - Angering - West Sussex
BN16 4BP
Tel: 07790 340276
email: hewett435@btinternet.com

Copyright: Paul Hewett RIBA Chartered Architect - All Rights Reserved

© Archaeology South-East Project Ref: 250774 Report Ref: 2026001	Land South of Crawley Road, Horsham, West Sussex Proposed Site Layout	Fig. 14
March 2026 Drawn by: APS		



Institute of Archaeology

www.ucl.ac.uk/archaeology-south-east

Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: ase@ucl.ac.uk

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: ase@ucl.ac.uk

London Office

UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: ase@ucl.ac.uk

