



North Horsham Phase 1 Moat House RMA

Heritage Statement

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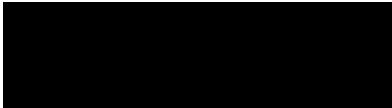
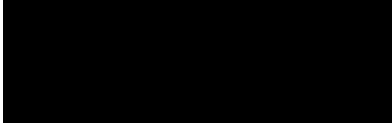
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Summary

Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 1). This report is intended to support a reserved matters application for residential development within the Moat House RMA area, centred on 518787, 133815 (TQ 18787 33815). It is intended to assess the degree to which the programme of archaeological works undertaken within the application area is sufficient to discharge the archaeological condition placed on the outline planning application and any other heritage matters.

Following a series of non-intrusive assessments, evaluation trenching has been undertaken within the RMA area on the basis of a written scheme of investigations agreed with Horsham District Council's archaeological advisor. The corresponding archaeological condition (22) was partially discharged on this basis. The trenching identified that some areas have been subject to substantial truncation, whilst other areas contain archaeological remains. These remains potentially relate to domestic occupation and agricultural activity, spanning parts of the medieval and post-medieval periods.

The evaluation report is being submitted by the client to Horsham District Council. The council's archaeological advisor will then advise whether the works already undertaken are sufficient to fully discharge Condition 22 for the Moat House RMA area, or whether further works are required.

This report also discusses the potential impacts of the RMA proposals on the significance of the formerly Grade II Listed Moated House, located within the RMA area. The proposals are broadly in line with the consented outline proposals, however, the use of the area has changed from mixed to purely residential. This change is more in line with the historic character of the moated area and would likely have a lesser impact on the house's significance. Further to this, the house has subsequently been delisted, as it was recognised that its significance has been substantially reduced through late-20th century changes.

The client is in discussions with the council's Conservation Officer in order to help finalise designs which will help conserve the moated house's significance.

Acknowledgements

This project was commissioned by Legal & General Ltd, and Wessex Archaeology is grateful to Robert Thompson in this regard.



North Horsham Phase 1 Moat House RMA

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited (the client) to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 1). This report is intended to support a reserved matters application for residential development within the Moat House Reserved Matters Application (RMA) area (hereafter 'the Site', **Fig. 1**), centred on 518787, 133815 (TQ 18787 33815).

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

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

1.1.3 Consent was given with conditions including several covering archaeology and heritage (see **Section 2.1**). This study is intended to establish the degree to which these archaeological and heritage conditions have been addressed in relation to the proposed residential development in the Moat House RMA area.

1.2 The Site

1.2.1 The Site consists of a single parcel of land measuring approximately 0.45 ha in size, located between Rusper Road, 255 m to the east and Old Holbrook 300 m to the west. This covers the interior of a moated farm complex with possible medieval origins, which previously formed part of Moat House Farm.

1.2.2 The moat (with lies outside the application boundary) has an irregular shape with rounded corners. Principal access is by an access road over a gap in the moat on the south-east side, with a small footbridge also crossing the moat on its north-west side. The area inside the moat contains a house (the delisted Moated House) and a small outbuilding at its northern end, with a garage to the south-east.

1.2.3 The Site is surrounded on all sides by other elements of the North Horsham development. These consist primarily of residential development, with greenspace and a play area to the south.

1.2.4 The Site covers part of an Archaeological Notification Area. This is a locally defined designation which recognises areas where there may be a high potential for archaeological remains to be present. The Moated House at the northern end of the Site was constructed

in the 17th century, and it is thought that the wider moated enclosure may date to the medieval period.

1.3 Development proposals

1.3.1 The development proposals consist of an:

application for approval of Reserved Matters (layout, scale, appearance, means of access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 11 comprising demolition of existing garage and outbuilding and provision of 11 residential (C3) units, including single storey side extension to existing dwelling and conversion into 2 residential units and car and cycle parking, drainage, internal roads, landscaping and associated infrastructure.

1.3.2 The existing dwelling referred to is the delisted Moated House, which would be subdivided into two dwellings, with the existing roof reclad using clay tiles. The new dwellings would be ranged along the western and eastern sides of the Site. They would consist of two and three bedroom houses, including a mix of detached and semi-detached houses with a single short terrace.

1.3.3 Two small clusters of garages would be constructed at the southern end of the Site. New estates roads would utilise the existing south-eastern access. Landscaping and planting would provide gardens to the dwellings and small green spaces in the centre of the Site.

1.4 Assumptions and limitations

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

1.5 Copyright

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

2 PLANNING CONDITIONS AND ARCHAEOLOGICAL WORKS

2.1 Planning conditions

2.1.1 The Site forms part of the wider North Horsham development area, which was granted outline consent, with conditions, on the 1st of March 2018 by Horsham District Council (outline application ref: DC/16/1677). This included multiple conditions relating to archaeology and the historic environment.

2.1.2 Condition 22 concerns archaeological fieldwork across the entire North Horsham development area. Conditions 22, 23 and 25 relate to archaeological and heritage matters specific to areas located outside of the Moat House RMA area, and are therefore not discussed further.

- 2.1.3 Condition 22 was subject to an amendment on 12th June 2019 under application DC/19/0984:

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

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

2.2 Archaeological works

- 2.2.1 The Phase 1 portion of the North Horsham development area has been subject to multiple programmes of archaeological investigation. These include desk-based assessments, field walking, geophysical survey, archaeological evaluation trenching and excavation. This section consists of a summary of the works undertaken within and immediately surrounding the Moat House RMA area (**Figure 2**).

Desk-based assessment

- 2.2.2 Archaeology South East (ASE) undertook a desk-based assessment of the entire North Horsham development area in 2015 (updated the following year; ASE 2016). This assessed multiple sources of information, including Historic Environment Data, within a large, rectangular study area, extending approximately 1 km and 1.5 km around the development area. The report also assessed the potential for the proposed development to result in harm to the significance of heritage assets through changes in their setting.
- 2.2.3 The report noted that no previous archaeological investigations had been undertaken within the Moat House RMA area or the wider development area. Archaeological potential was therefore largely assessed on the basis of features identified through historic mapping and aerial photography, in addition to the archaeological resources of the wider study area.
- 2.2.4 The desk-based assessment identified a low-level general potential for Palaeolithic material to be present within the development area. This potential was primarily associated with the presence of River Terrace Deposits, associated with the River Arun and of an unknown age. No such deposits are mapped (approximately) by the British Geological Survey within or in close proximity to the Moat House RMA area.
- 2.2.5 The report also identified a general Mesolithic potential for the development area based on regional archaeological observations. Whilst the archaeological potential of areas located on the low weald (such as the Site) has been debated, identified lithic assemblages can include 'Horsham Points', a type of flint tool important to Mesolithic assemblages across a wide area (including parts of northern France). An unstratified assemblage of 12 Mesolithic flints had previously been found 1 km north-east of the Moat House RMA.
- 2.2.6 The report identified that there was a generally low potential for archaeological remains dating from the late prehistoric to the Anglo-Saxon period to be present within the Site. This is generally considered to be because the landscape was densely wooded throughout these periods, with most land uses being archaeologically invisible.

- 2.2.7 Landscape clearance led to the creation of an agricultural landscape in the medieval period, with dispersed rural settlement. The desk-based assessment identified the Site as a post-medieval settlement site on the basis of the 17th century origins of the formerly listed Moated House. However, it also refers to the likely medieval origins of the moated site itself.
- 2.2.8 The settings assessment undertaken as part of the report assessed the Moated House, which was at that time a Grade II Listed Building. It concluded that some elements of its setting made a positive contribution to its significance. These primarily consisted of the moated site itself, but also the wider fieldscape surrounding it. Although it was noted that 19th century and modern field amalgamation had reduced the degree to which the surrounding fields made a positive contribution.

Environmental Statement

- 2.2.9 An environmental statement was produced in 2016 as part of the outline application process (Liberty Property Trust 2016). This included a chapter on archaeology and heritage, which synthesised the earlier desk-based assessment and subsequent fieldwalking and geophysical surveys. These surveys did not cover the Site but include a substantial area close to the north-west.
- 2.2.10 The geophysical survey in this area (Area B) identified a series of linear anomalies interpreted as likely relating to the remains of ditches and gullies from agricultural activity dating from the medieval period onwards. Small numbers of small discrete anomalies were also identified, potentially from the remains of small pits. The fieldwalking did not identify any substantial concentrations of artefactual material in close proximity to the Site (ASE 2015).
- 2.2.11 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area has a potential to contain locally significant archaeological remains. Any such remains have the potential to be disturbed as a result of the residential development approved in the outline development, which could result in a total or partial loss of significance. It went on to state that this archaeological potential should be further investigated through a programme of archaeological works agreed with Horsham District Council and that the potential loss of significance should be mitigated where necessary either through preservation *in situ* or through excavation.
- 2.2.12 The ES chapter also concluded that the proposed development would impact the significance of Moated House. Changes in its setting, including both within and surrounding the moated site, would likely result in a reduction in the contribution they make to its significance.
- 2.2.13 The ES chapter did not identify any cumulative impacts to either archaeological remains or any other heritage assets as a result of the outline development proposals.

Assessment of Special Interest

- 2.2.14 Wessex Archaeology produced an Assessment of Special Interest in 2021 (Wessex Archaeology 2021a). This provided a detailed assessment of the significance of the Moated House, as part of an application to delist the building. It concluded that the architectural and historical interest from which its significance is derived have been severely reduced during the modern period. This was due to the demolition of the traditional farm buildings formerly associated with the house, and through the damage caused by a fire in 1882 and the almost-complete reconstruction of the building during the late 1980s.
- 2.2.15 It stated that:

'Due to its substantial reconstruction, the historic material which embodies the architectural and historic interest of the building is now confined to the roof structure only [namely the timber frame and also some surviving tilestones]. Though the external appearance of the building has some architectural interest, owing to its vernacular style and reused traditional materials, the modern nature of the building is clear at close range and reduces its value. Similarly, with the exception of the roof space, the interior of the building has an entirely modern character and appearance that does not contribute to the interest or significance of the listed building as a post-medieval farmhouse' (Wessex Archaeology 2021a, 10).

2.2.16 Further to this, it was noted that the consented housing development in the areas immediately surrounding the moated site (currently under construction) would have a negative contribution to its significance. This was due to the loss of agricultural land which made a positive contribution to its significance as a part of its setting. However, the assessment also noted that the vegetation and moat which surround the house mean that its immediate setting is enclosed, isolated, and secluded.

2.2.17 The report concluded that the Moated House was no longer of sufficient significance to warrant its designation as a Listed Building. Historic England agreed that The Moated House no longer met the criteria for listing, and it was delisted on 21st April 2022 (delisting reference: 1481489).

Further investigation in close proximity

2.2.18 Following the earlier geophysical survey, multiple phases of investigation have been undertaken across the wider development area. Phases 1a-e, which surround the Site, were subject to evaluation trenching by Wessex Archaeology between 2019 and 2021 (Wessex Archaeology 2021b).

2.2.19 The trenching identified modest quantities of Mesolithic material, but no substantial clusters in close proximity to the Site. It also identified multiple pits spread across the whole evaluation area. This included a series of pits containing evidence for in situ burning. These were carbon dated to the 11th-13th centuries and included two examples close to the south-west of the moat. These were interpreted as the remains of charcoal clamp kilns. These are relatively common across the weald and are indicative of woodland exploitation.

2.2.20 An additional pit containing medieval material was located close to the north-east, but lacked evidence of burning. Further to this, part of a palaeochannel was identified close to the west of the Site, although it could not be firmly dated.

2.2.21 In 2021 Wessex Archaeology undertook a programme of test pitting (Wessex Archaeology 2022) targeting an area 130 m south-west of the Site. A slight concentration of Mesolithic material had been identified in this area during the earlier evaluation trenching. 48 test pits were excavated, but only six lithics were identified with no evidence of a flint working site.

2.2.22 In 2023 TVAS undertook an excavation in close proximity to the Site (TVAS 2023a). This investigation six small areas to the immediate west, north and east of the Site, where evaluation trenching had previously been identified archaeological remains.

2.2.23 The excavation revealed a rectangular burnt pit interpreted as an Iron Age forge in the area to the west of the Site. A loose scatter of broadly prehistoric flint was identified across the wider area, but did not indicate a flint working scatter. A further four pits were across the areas to the north and west of the Site and were interpreted as medieval charcoal clamp kilns. Field boundaries and drainage features were identified across the whole area. Relatively large quantities of slag were also identified across the whole area. This indicates

that metalworking was likely undertaken in the immediate vicinity, although an approximate date could not be assigned.

Evaluation trenching of the Site

- 2.2.24 The Site was subject to evaluation trenching by TVAS in 2023 (TVAS 2023b), which consisted of the excavation of 6 x 10 m trenches. These revealed mixed results, with trenches 2, 4 and 5 showing signs of substantial truncation and no archaeological remains. This is likely a result of the construction and demolition of substantial outbuildings from the 19th century onwards. Similar truncation can also be expected within the footprint of the existing garage.
- 2.2.25 The archaeological remains revealed in trenches 1, 3 and 6 consisted of the relatively shallow remains of a single ditch, a post-hole, three pits and part of a wall. The pits and post-hole contained small quantities of pottery, ceramic building material (CBM) and iron nails, dating from the mid medieval to the late post-medieval period. Similar material was recovered from the ditch, but entirely dating to the late post-medieval period. Pottery recovered from the construction cut of the wall dated it to the late-postmedieval period.
- 2.2.26 An assessment of the finds assemblage concluded that most medieval material was indicative of manuring, although the CBM could derive from a relatively substantial structure. The early post-medieval material was indicative of refuse disposal and there was a complete lack of mid post-medieval material, indicting a hiatus in activity. Only the late post-medieval material was considered to be indicative of domestic activity. Iron slag was also recovered from these features and residually. This was indicative of low-level smithing often seen in medieval rural settlement sites in the wider region.

3 CONCLUSIONS

Condition 22

- 3.1.1 The Written Scheme of Investigation (WSI) for the evaluation trenching within the Site was submitted to Horsham District Council prior to fieldwork commencing. The details of the WSI were agreed to by the council's archaeological advisor, and Condition 22 was partially discharged for the Moat House RMA area on 3rd May 2023 (DISC/23/0090).
- 3.1.2 The results of the evaluation trenching have shown that some areas of the Site have been subject to substantial truncation, whilst other areas contain archaeological remains. These remains potentially relate to domestic occupation and agricultural activity, spanning parts of the medieval and post-medieval periods (TVAS 2023b). The evaluation report is being submitted by the client to Horsham District Council. The council's archaeological advisor will then advise whether the works already undertaken are sufficient to fully discharge Condition 22 for the Moat House RMA area, or whether any further works are required prior or during construction.

Impacts on the Moated House

- 3.1.3 The masterplan (ref: 2153A - 150S) and land use plan (2153A - 100O) submitted with the outline application indicated the mixed use of the Moat House RMA area (retail, food store, leisure, community, residential and other), with the incorporation of the Moated House and the construction of new buildings. Horsham District Council consented to these outline proposals and at the time, the Moated House was a Grade II Listed Building.
- 3.1.4 Subsequently, it has been shown that modern changes to the fabric and setting of the Moated House have reduced its significance as a heritage asset. This was agreed by



Historic England, and it has been delisted. However, it does still have some significance as a heritage asset, as its roof contains some historic fabric (**Photo 1**) and it has been reconstructed in a broadly vernacular style on the spot of the post-medieval house.

- 3.1.5 The RMA proposals being put forward limit the use of the RMA area to residential use. This is more in keeping with the historic use of the house and moated site and would thereby have a more limited impact on its significance than the consented plans. Further to this, the house is now assessed as having a lower significance than when the consented plans were put forwards. Due to the substantial reconstruction of the property in the 1980s the conversion and subdivision of the house is not considered to affect its significance.
- 3.1.6 The client is in discussions with the council's Conservation Officer in order to help create designs which will help conserve the moated house's significance. The house's roof is currently leaking, which could lead to a substantial loss of its remaining significance. While the south-west and south-east roof elevations retain tilestone in the local Horsham stone, the roofing to the rear comprises concrete tiles which does not contribute to its significance (**Photo 2**). The proposals would repair the roof and retain the historic timbers, thus protecting it from a loss of significance from water damage and retaining key elements which contribute to its significance. It is proposed to reclad the roof with clay tiles. The surviving tilestones would be removed from the roof, but reused in an associated pathway. The removal of the tilestones would result in a partial loss of significance, as they are a surviving element of the historic fabric which makes a positive contribution to its architectural and historic interests.



Photograph 1: Surviving historic roof beams within the Moated House (west end bay)

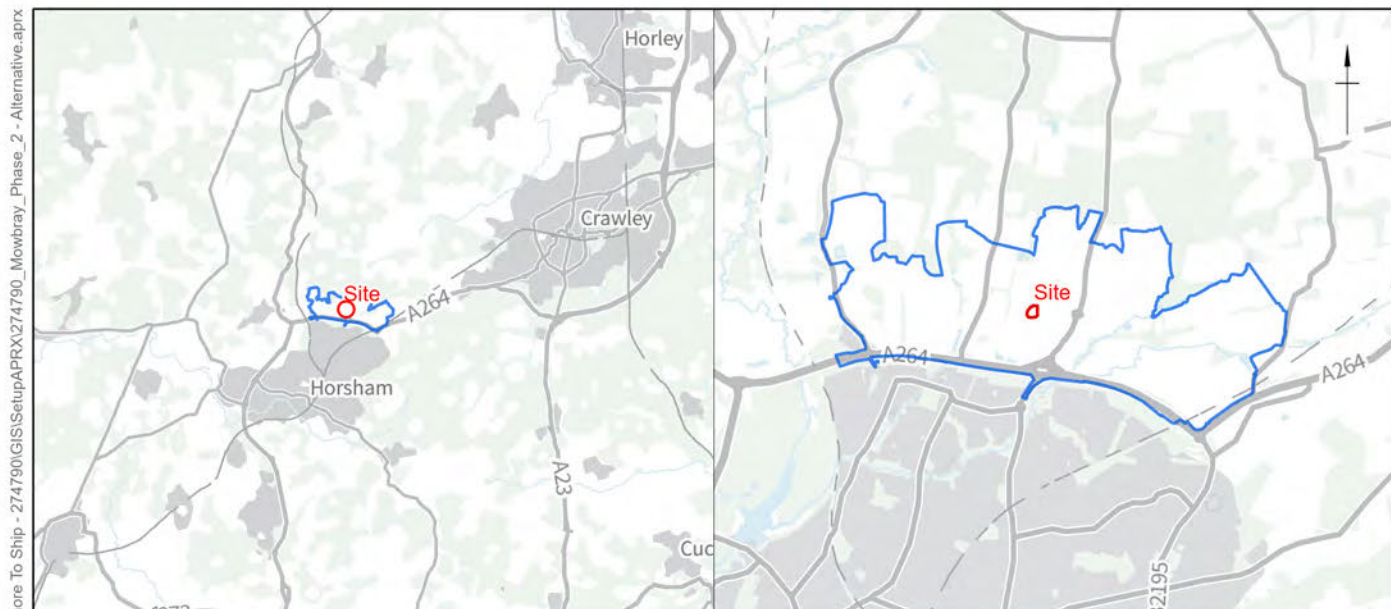


Photograph 2: Aerial view of the Moated House roof (courtesy of L&G)

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Figure 1: Moat House RMA location





- Moat House RMA Area
- Evaluation trenches/Test pits
- Excavtion areas

0 50 m

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Figure 2: Archaeological investigations undertaken within and immediately surrounding the Moat House RMA area

APPENDICES

Appendix 1: Terminology

Glossary

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

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

Chronology

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

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



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