



North Horsham Phase 2 RMA 13

Heritage Statement

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Summary

Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2). This report is intended to support a reserved matters application for residential development within the RMA 13 area, centred on 519531, 134235 (TQ 19531 34235). It is intended to determine whether the programme of archaeological works undertaken within the application area is sufficient to discharge the archaeological condition placed on the outline planning application.

The works undertaken covering the RMA 13 area includes desk-based assessment, field walking and geophysical survey. These have identified a potential for archaeological remains to be present within the Site. This is expected to consist of relatively small quantities of remains with a low level of significance. A Written Scheme of Investigation for evaluation trenching has already been produced and approved by the archaeological advisor to Horsham District Council. Should the results of the trenching show that the site only contains remains with a low level of significance, then it is likely that further archaeological works will not be required and that the relevant archaeological condition can be discharged for this area.

Further to this, a condition was placed on RMA 13, as part of a larger land parcel, requiring a Heritage Asset Mitigation Strategy to be produced for the 'Castle' Scheduled Monument. This was produced, in addition to designs for an interpretation board, and was submitted to Horsham District Council, who discharged the condition in July 2024.

Acknowledgements

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



North Horsham Phase 2 RMA 12

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited (the client) to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2). This report is intended to support a reserved matters application for residential development within the RMA 13 area (hereafter 'the Site', **Fig. 1**), centred on 519531, 134235 (TQ 19531 34235).

1.1.2 The Site lies within the Phase 2 portion of the North Horsham development area and is located within the Sub Phase 2A 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 RMA 13 area.

1.2 The Site

1.2.1 The Site covers a single parcel of land at the north-western end of the Phase 2 portion of the North Horsham development area. It measures approximately 6 ha in size and is located in the area to the north-east of Bohunt School and west of *The 'Castle'* Scheduled Monument (NHLE 1008050).

1.2.2 The Site covers part of a single field, sub-divided into paddocks. Its boundaries are formed by hedgerows, with woodland surrounding Ten Acre Gill (a minor watercourse) along its eastern side. and the continuation of the agricultural fields in which it is located to the south and south-west. Agricultural land borders it to the north, south and west, with Old Hawkesbury Farm located to the north-west.

1.3 Development proposals

1.3.1 The development proposals for RMA 13 consist of residential development across the Site of 156 homes. This includes the construction of dwellings and access roads along with associated infrastructure, landscaping and drainage.

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. Condition 24 concerns development within Sub Phase 2A (including RMA 12) relative to *The 'Castle' Scheduled Monument* (NHLE 1008050). Conditions 23 and 25 relate to archaeological and heritage matters specific to areas located outside of the RMA 13 are and are therefore not discussed further here.
- 2.1.3 Condition 22 was subject to an amendment on 12th June 2019 under application DC/19/0984:

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

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

- 2.1.4 Condition 24 states that:

Prior to the submission of the first Reserved Matters application within sub-phase 2A, as shown on Phasing Plan drawing no.2153A-507E received by the Local Planning Authority on 7th February 2018, a written Heritage Asset Mitigation Strategy for the 'Castle' moated site Scheduled Monument shall be submitted to and approved by the Local Planning Authority in writing. The strategy shall include details of the mitigation of the impact of the development on the Heritage Asset and enhancement of its setting, including but not limited to: a) Details of proposed measures for interpretation

of the Scheduled Monument and enhancement of its setting; and b) A timetable for the implementation of measures. Thereafter the development shall be carried out in accordance with the approved details and timetable.

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

2.2 Archaeological works

- 2.2.1 The Phase 2 portion of the North Horsham development area has been subject to multiple programmes of archaeological investigation. These include desk-based assessments, field walking, geophysical survey and archaeological evaluation trenching. Most of these works have been undertaken outside of RMA 13 and their findings are only discussed where directly relevant. This section consists of a summary of the works undertaken within RMA 13 (a summary figure of the previous works undertaken across Phase 2 has been reproduced in **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 RMA 13 or the wider development area. Archaeological potential was therefore largely assessed on the basis of features identified through historic mapping and aerial photography, in addition to the archaeological resources of the study area.
- 2.2.4 The desk-based assessment identified a low-level general potential for Palaeolithic material to be present within the development area. This potential was primarily identified with the presence of River Terrace Deposits, associated with the River Arun and of an unknown age. No such deposits are mapped (approximately) by the British Geological Survey within or in close proximity to RMA 13.
- 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 to the immediate east of RMA 13 indicated some potential for further such material to be present in this area.
- 2.2.6 A findspot of a single Bronze Age lithic at the southern end of RMA 13 indicates some degree of late prehistoric potential within the Site. However, the report identified that there was a generally low potential for archaeological remains dating from the late prehistoric to the medieval period to be present within the Site. This is generally considered to be because the landscape was densely wooded throughout these periods, with most land uses being archaeologically invisible. However, by the late medieval period, a landscape of dispersed settlement and small assart fields (cleared areas of previous woodland) had developed.

- 2.2.7 The desk-based assessment noted the proximity of RMA 13 to scheduled remains of the 'Castle' moated site (NHLE 1008050) (**Fig. 3**). This consists of the excavated remains of what is likely a medieval moated manor, including partially infilled ditches, and internal bank and a pair of least which formerly fed and drained the moat. The 'Castle' is located to the immediate south-east of RMA 13 in the woodland along Channell's Brook. The proximity of the moated site was considered to present a potential for associated remains to be present and is also the subject of the outline planning application's Condition 24 (see above).
- 2.2.8 Further clearance and agricultural settlement may have continued into the post-medieval period, although woodland management remained an important part of the local economy. The field in which RMA 13 is located appears to be the result of modern field amalgamation, although its northern boundary was considered to be potentially historically important, on the basis of its inclusion in the 1844 Horsham Tithe map and the criteria laid out in *The Hedgerows Regulations* (1997) (the hedgerow is numbered 155 in the desk-based assessment, as seen in **Fig. 3**).
- 2.2.9 The settings assessment identified that the wider proposed development could impact on the significance of multiple heritage assets, primarily due to a loss of directly associated agricultural land. It concluded that the significance of the 'Castle' Scheduled Monument (NHLE 1008050) would not be harmed through changes in its setting resulting from the proposed development (this was reassessed in more detail in subsequent work, see below).

Environmental Statement

- 2.2.10 An environmental statement was produced in 2016 as part of the outline application process (Liberty Property Trust 2016). This included a chapter on archaeology and heritage, which synthesised the earlier desk-based assessment and subsequent fieldwalking and geophysical surveys. These surveys did not cover the Site but include the field to the immediate south (the RMA 12 area). The field walking did not identify any obvious concentrations of activity in close proximity to the Site (ASE 2015). The geophysical survey identified multiple possible archaeological features to the immediate south of the Site, including anomalies immediately adjacent to the *Castle* Scheduled Monument (NHLE 1008050). However, later evaluation trenching showed that the majority of these features related to relatively modern agricultural features and rubbish disposal (TVAS 2023c).
- 2.2.11 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area (including RMA 13) has a potential to contain locally significant archaeological remains. Any such remains have the potential to be disturbed as a result of 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. The ES chapter did not identify any cumulative impacts to either archaeological remains or any other heritage assets as a result of the outline development proposals.

Geophysical survey

- 2.2.12 In 2023 Thames Valley Archaeological Services (TVAS) undertook a geophysical survey of the RMA 13 area (TVAS 2023b). This identified multiple anomalies within the Site through a magnetometry survey which were interpreted as potentially relating to below ground archaeological remains (**Fig. 4**).
- 2.2.13 The results included large bands of magnetic disturbance and positive responses across multiple parts of the Site, include around its edges and in a large band running north-

west/south-east across the centre of the field (**Fig. 4: 1**). These were consistent with the presence of modern services and modern agricultural disturbance. It is notable that they may mask other anomalies present in these areas.

- 2.2.14 The survey also identified a series of strong and weak positive linear anomalies in multiple parts of the Site (**Fig. 4: 3, 4, 6, 9, 10, 11**). These were interpreted as likely representing the remains of former ditched field boundaries. At the southern end of the Site, a parallel pair of linear anomalies (**Fig. 4: 12**) followed the alignment of one of these likely boundaries and was interpreted as likely representing the remains of a trackway. On the basis of their proximity to the 'Castle' Scheduled Monument (NHLE 10008050), it was noted that the anomalies in the south-eastern part of the Site have the potential to be associated with the medieval moated site.
- 2.2.15 The survey also identified a small collection of positive discrete anomalies, just east of the centre of the Site (**Fig. 4: 5**). No interpretation was given for these, though there is a potential that they relate to the remains of refuse or quarry pits, or potentially charcoal clamps (which have been identified elsewhere in the development area).
- 2.2.16 Finally, the survey identified multiple ferrous spikes spread across the Site. These are likely to have been caused by modern green waste in the topsoil.

The 'Castle' HAMP

- 2.2.17 As noted above, the outline planning permission included Condition 24, which required the production of a 'Heritage Asset Mitigation Strategy' for the 'Castle' Scheduled Monument. After the production of an initial Heritage Statement to first understand the significance of the monument and the opportunities and constraints in relation to the development (Wessex Archaeology 2023). This was then followed by the production of the required document by Wessex Archaeology in 2024, under the title of a *Heritage Asset Management Plan* (HAMP).
- 2.2.18 The HAMP assessed the significance of the Scheduled Monument and the contribution made to that significance by its setting. It provided a further assessment of the potential impact of the outline development on its significance through changes in its setting and made recommendations for ways in which to protect and enhance the significance of the monument both during construction activities and as part of its longer-term management. These included sensitive detailed design and ensuring construction workers understand and respect the Scheduled Monument.
- 2.2.19 Other policies also aimed at improving the public awareness and appreciation of the monument and included the production of an interpretation board. Designs for an interpretation board were also subsequently produced by Wessex Archaeology and submitted to Horsham District Council.

3 CONCLUSIONS

Condition 22

- 3.1.1 The archaeological works already undertaken within the Site indicate a general potential for archaeological remains to be present. In particular, the geophysical survey has identified multiple anomalies within the Site which indicate the presence of the below ground remains of former agricultural features, namely ditches, a trackway and pits.

- 3.1.2 Based on the findings of evaluation trenching undertaken across the wider development area, including to the immediate south of the Site in the RMA 12 area (TVAS 2023c), most remains are likely to be relatively modern in origin and to have low archaeological significance. However, the presence of more complex or significant remains cannot be ruled out on the basis of the available information. In particular, the proximity of a small complex of strong positive linear anomalies adjacent to the 'Castle' moated site (NHLE 10008050) could indicate the presence of medieval remains within the RMA 13 area (**Fig. 4:** 9 and 10).
- 3.1.3 A written scheme of investigation for archaeological evaluation trenching in the RMA 13 area was produced by TVAS in 2023, as part of a larger area (TVAS 2023f). The RMA 13 area could not be accessed when this trenching was undertaken, due to standing crop. The evaluation trenching in the RMA 13 area is still outstanding. In supplying their consultee response as part of the discharge of Condition 22 for the areas which were trenched (DISC/24/0063), the archaeological advisor to Horsham District Council stated that the written scheme of investigation for the outstanding trenches in the RMA 13 area was still acceptable.
- 3.1.4 These trenches have been positioned in order to test the results of the geophysical survey and to sample the areas in which no geophysical anomalies were identified. The client has confirmed their intent to undertake this trenching in the immediate future. This would allow for a fuller understanding of the nature, extent and significance of any archaeological remains present within the Site.
- 3.1.5 Following the completing of the trenching, and evaluation report will be submitted to Horsham District Council in order to discharge Condition 22 for the RMA 13 area. If any particularly complex or significant archaeological remains are identified, it may first be necessary to design an appropriate mitigation strategy in consultation with the council's archaeological advisor. Based on the findings of the geophysical survey and evaluation trenching undertaken in the surrounding area, it appears to be unlikely that highly significant remains are present within the Site.

Condition 24

- 3.1.6 The HAMP and interpretation board designs were submitted to Horsham District Council, addressing the requirements covered in Condition 24, in regard to the outline development's potential impacts on the 'Castle' Scheduled Monument (NHLE 10008050). A discharge application for Condition 24 was approved by the council on 4th July 2024 (DISC/24/0123), with the Conservation Officer's consultee response stating that they were '*satisfied the heritage asset management plan is comprehensive and proportionate*'. The Conservation Officer also stated that they found the design and proposed placement of the interpretation board to be acceptable. The detailed design of the RMA13 area has taken into account *Policy 1: Setting (design)* from the HAMP which seeks to safeguard aspects of the setting of the Scheduled Monument which contribute to its significance. This includes a landscaped corridor along the edge of the RMA, an area of public open space directly west of the Scheduled Monument (including the play area in RMA 12) and consideration of the massing and design of the properties immediately to the north-west and south-west of the monument.
- 3.1.7 Condition 24 stated the requirement of a timetable for the implementation of the interpretation board. However, the council accepted to approve the discharge of the condition without a detailed timetable, due to limitations caused by water neutrality. Instead, they stated that they were happy for the interpretation board to be scheduled once reserved matters application were brought forwards for residential development in the RMA 12 and 13 areas.



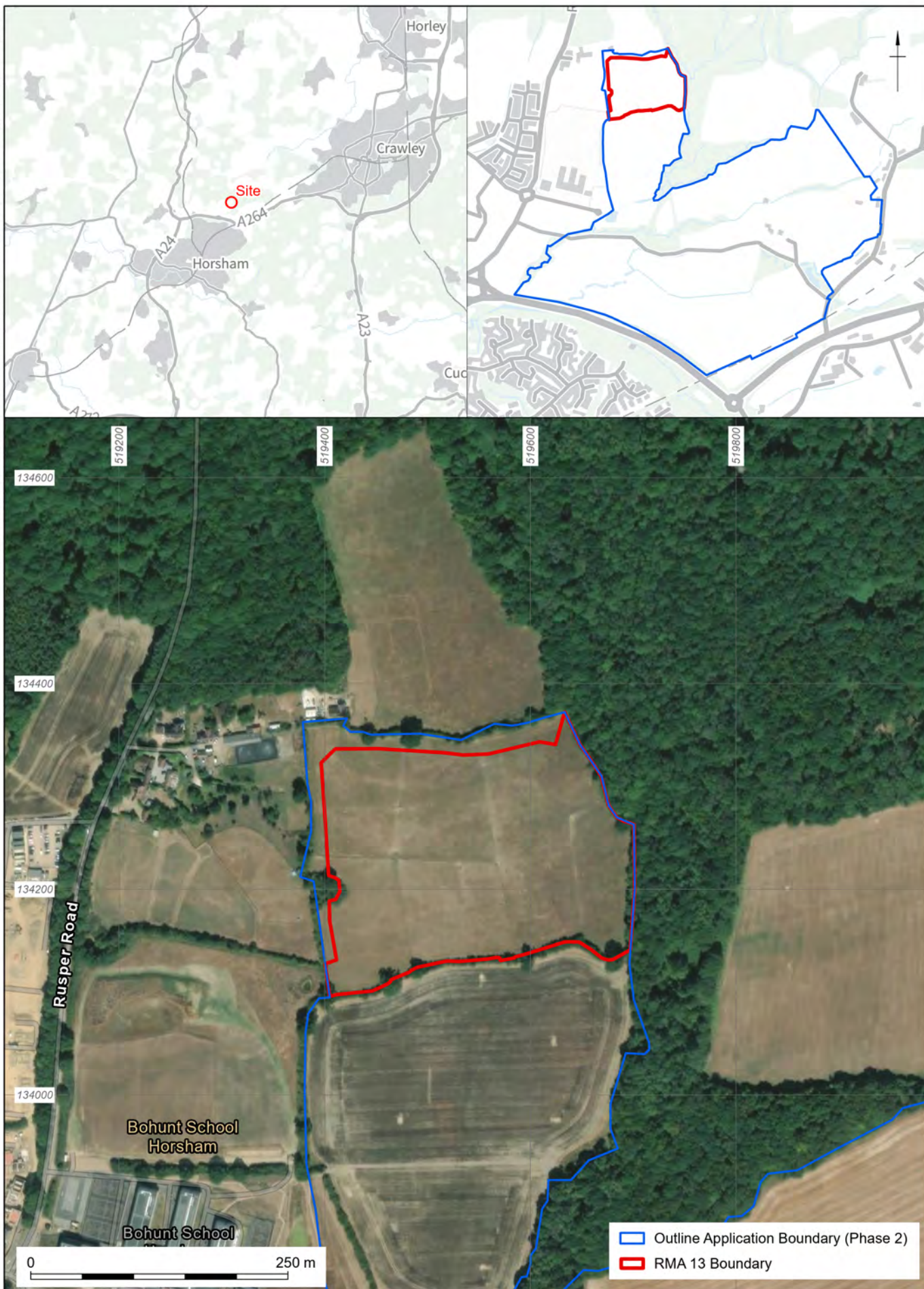
Conclusion

- 3.1.8 This Heritage Statement concludes that the proposed archaeological trenching of the RMA 13 area needs to be completed in order to fully discharge of Condition 22 in this area. However, there is a possibility that an appropriate scheme of archaeological mitigation may still be required, based upon the findings of this trenching. It also concludes that Condition 24 has been fully discharged. It also concludes that the proposed reserved matters application for residential development within this area falls within the already accepted parameters of the outline application in these regards.

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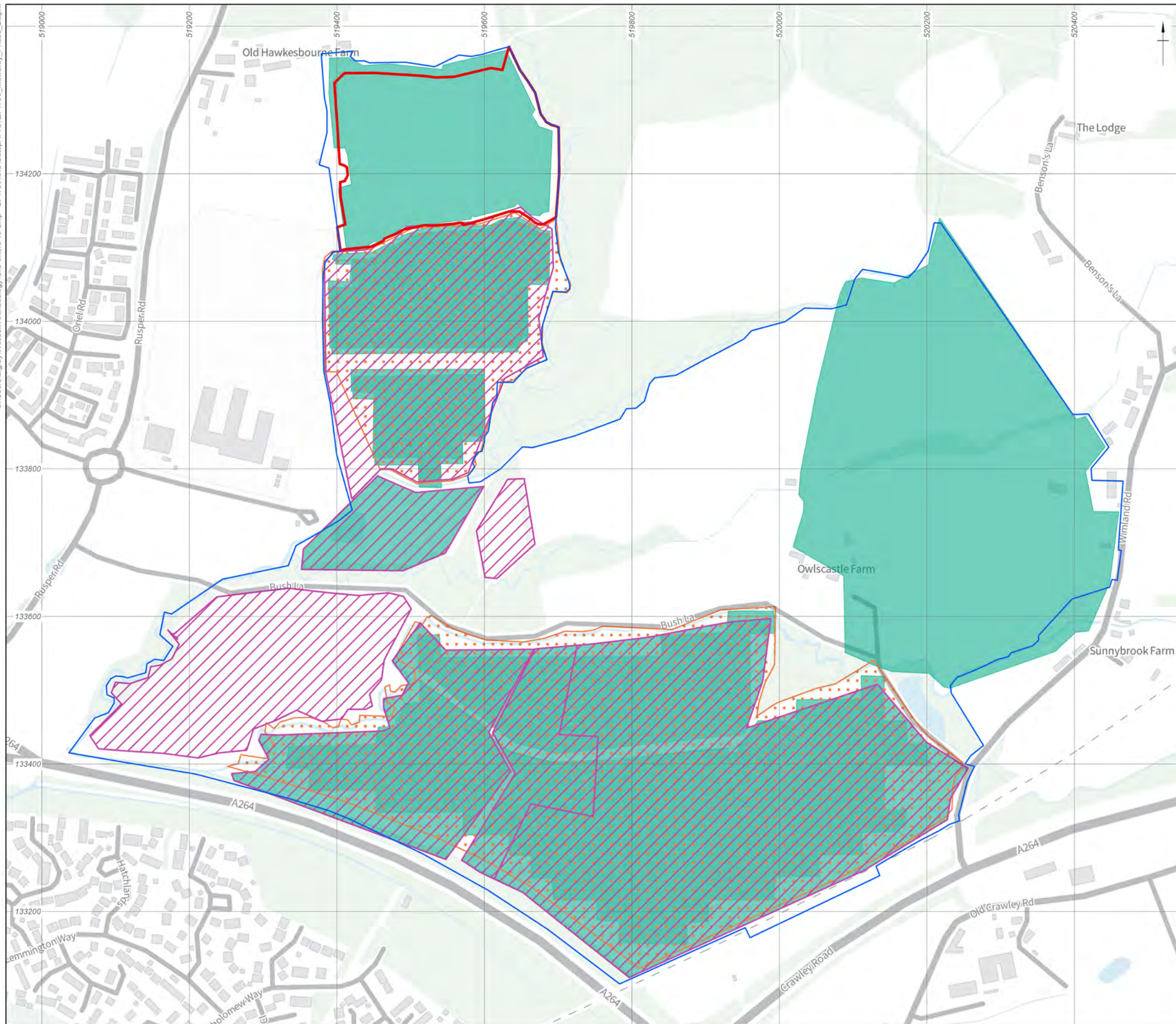
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Figure 1: RMA 13 location



- Outline Application Boundary (Phase 2)
- RMA 13 Boundary
- Archaeological Investigations**
 - Field walking
 - Geophysical survey
 - Evaluation Trenching

0 200 m

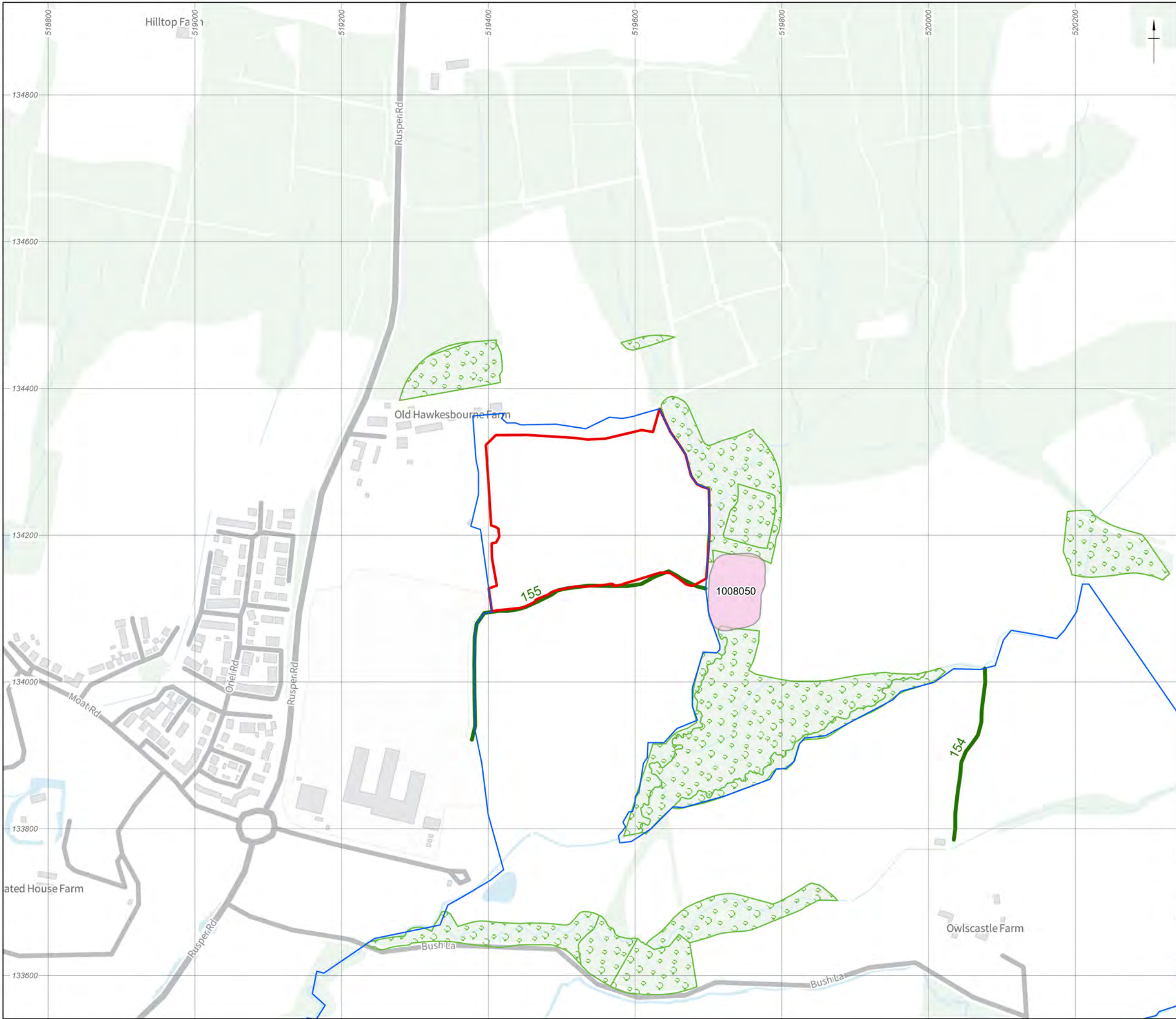
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Figure 2: Archaeological investigations undertaken within the development area (Phase 2)



- Outline Application Boundary (Phase 2)
- RMA 13 Boundary
- Historic Hedgerows
- Ancient Woodland
- Scheduled Monuments

0 200 m

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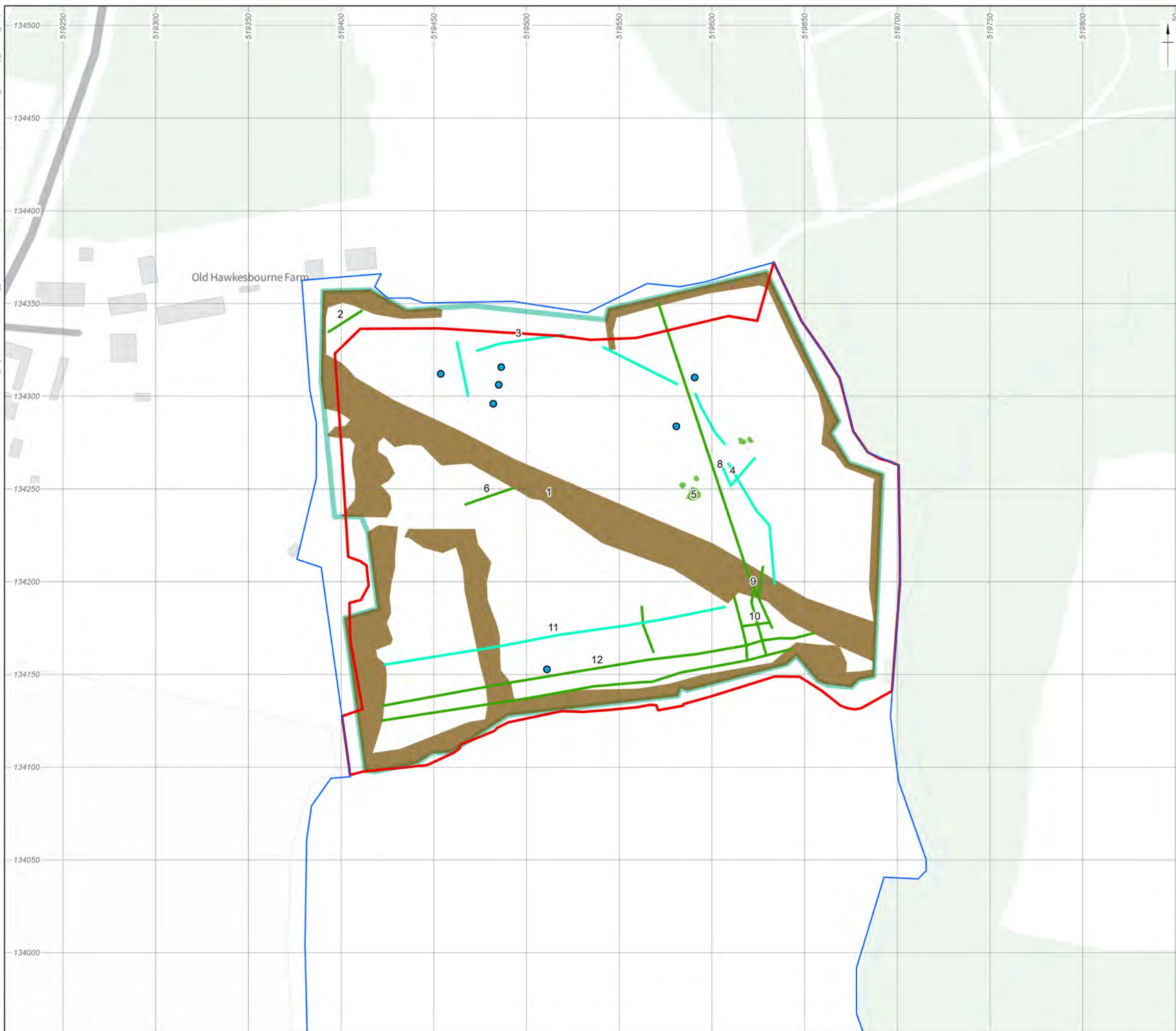
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Figure 3: Historic hedgerows, Scheduled Monuments and Ancient Woodland in proximity to the Site

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- Outline Application Boundary (Phase 2)
- RMA 13 Boundary
- Possible archaeological anomalies
 - Strong positive anomaly
 - Weak positive anomaly
 - Ferrous spike
 - Strong positive anomaly
 - Magnetic Disturbance
 - Survey Boundaries

0 100 m

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Figure 4: Geophysical anomalies identified within the Site

APPENDICES

Appendix 1: Terminology

Glossary

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

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

Chronology

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

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



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