



North Horsham Phase 2 RMA 12

Heritage Statement

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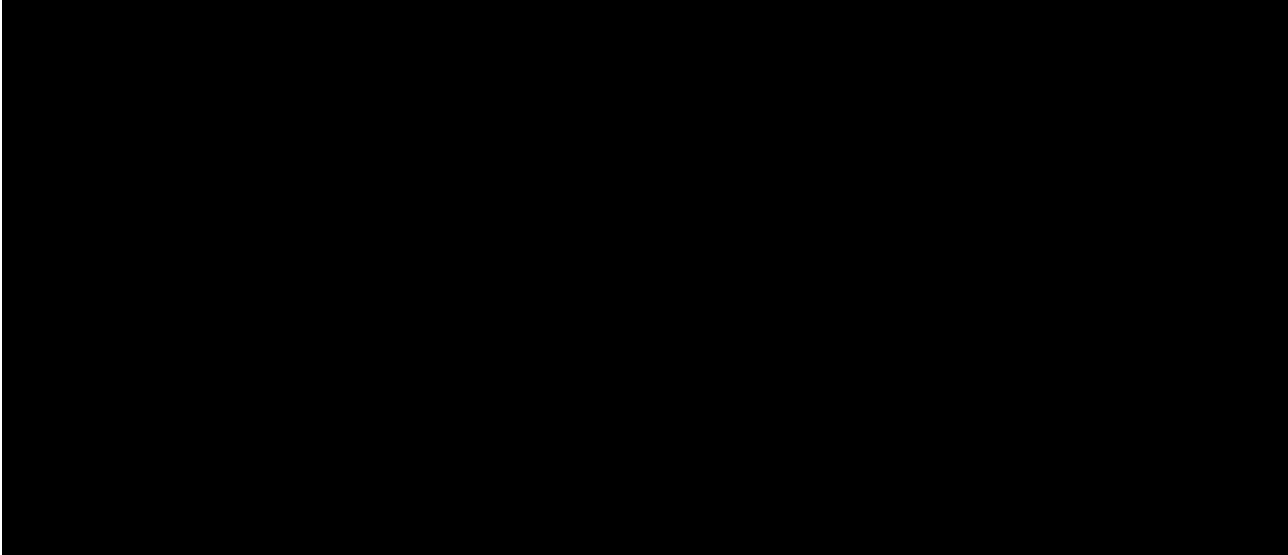
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Summary

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 2). This report is intended to support a reserved matters application for residential development within the RMA 12 area, centred on 519531, 134022 (TQ 19531 34022). 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 12 area includes desk-based assessment, geophysical survey and evaluation trenching. These have shown that the site contains small quantities of archaeological remains considered to be of limited significance. On the basis of these results, the archaeological advisor to Horsham District Council has confirmed that further archaeological works are not required within this land parcel and are sufficient to discharge the relevant planning condition for this area.

Further to this, a condition was placed on RMA 12, 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 12 area (hereafter 'the Site', **Fig. 1**), centred on 519531, 134022 (TQ 19531 34022).

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 whether these archaeological and heritage conditions have been discharged in relation to the proposed residential development in the RMA 12 area.

1.2 The Site

1.2.1 The Site covers a single parcel of land within the Phase 2 portion of the North Horsham development area. It measures approximately 8.5 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) (**Fig. 3**).

1.2.2 The Site covers parts of two agricultural fields, with a hedgerow running north-west/south-east through the south-eastern corner of the Site, dividing the two fields. It also covers the eastern edge of the adjoining Bohunt School field. The Site boundaries are formed by hedgerows on its north-western and northern sides, 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.

1.3 Development proposals

1.3.1 The development proposals for RMA 12 consist of residential development across the Site of 278 homes. This includes the construction of dwellings and access roads along with associated infrastructure, landscaping and drainage. This includes a play area and landscaping in the north-east part 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. 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 12 area and are therefore not discussed further here.
- 2.1.3 Condition 22 was subject to an amendment on 12th June 2019 under application DC/19/0984:

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

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

- 2.1.4 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 12 and their findings are only discussed where directly relevant. This section consists of a summary of the works undertaken within RMA 12 (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 12 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 12.
- 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 north-east of RMA 12 indicated some potential for further such material to be present in this area.
- 2.2.6 A findspot of a single Bronze Age lithic to the immediate north of RMA 12 indicates some degree of late prehistoric activity in proximity to 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 12 to scheduled remains of the 'Castle' moated site (NHLE 1008050). 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 north-east of RMA 12 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 12 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).

Field walking and geophysical survey

- 2.2.10 In 2015, ASE undertook systematic field walking and geophysical survey (fluxgate gradiometer) across large parts of the development area (ASE 2015). This included field walking across the entirety of RMA 12 and geophysical survey of the majority of the land parcel, though a band of high grass and bamboo prevented surveying of a band of ground running east/west through the centre of the Site (*ibid.* 20).
- 2.2.11 The geophysical survey noted multiple anomalies considered likely to derive from the presence of archaeological remains (**Fig. 4**). Primarily, this included an area of magnetic debris and dipolar anomalies in the north-eastern corner of the Site, immediately adjacent to *The 'Castle'* moated site (NHLE 1008050) (**Fig. 4: A20**). This was interpreted as likely marking the remains of a medieval or early post-medieval structure.
- 2.2.12 Multiple linear anomalies were recorded in both the northern and southern surveyed areas and were interpreted as likely representing the remains of infilled ditches, gullies and banks forming parts of former field systems (A21, A22, A24). None of these align with boundaries visible in 19th or 20th century mapping and were considered likely to relate to post-medieval assart fields. Scatters of discrete anomalies were located across RMA, though especially in the north-east corner (A23). These were interpreted as possibly relating to features such as pits, with a range of possible dates and uses.
- 2.2.13 An area of minor magnetic response ran east/west through the centre of RMA 12, largely extending into the area which was not surveyed (A25). Vehicle rutting and reduced crop coverage shows that this has been caused by repeated farm vehicle movement across this area.
- 2.2.14 Numerous discrete dipolar anomalies were also scattered across RMA 12, though mainly in the north-west and the south (A26). It was thought that these may relate to the presence of ferrous objects close to the surface, but it was also noted that they could have related to areas effected to intense heating due to the presence of kilns etc.

- 2.2.15 Finally, anomalies running north/south along the western edge of RMA 12 were interpreted as the location of a modern service (A27).
- 2.2.16 The field walking survey did not find any substantial concentrations of artefactual material within RMA 12 (*ibid.* 22-24). An assemblage of 18 pieces of largely undiagnostic flint was recovered, with a general concentration towards the north-eastern end of the Site. These demonstrated a general late prehistoric potential in this area, with a small blade core indicating activity possibly dating between the Mesolithic to Early Neolithic. There was a notable lack of medieval material across RMA 12, despite the geophysical anomalies recorded adjacent to the 'Castle'.

Environmental Statement

- 2.2.17 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 the fieldwalking and geophysical surveys.
- 2.2.18 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area (including RMA 12) has a potential to contain locally significant archaeological remains. Any such remains have the potential to be disturbed as a result of the proposed outline development which could result in a total or partial loss of significance. It went on to state that this archaeological potential should be further investigated through a programme of archaeological works agreed with Horsham District Council and that 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.

Evaluation trenching

- 2.2.19 Evaluation trenching was undertaken by Thames Valley Archaeological Services (TVAS) across RMA 12 in 2023. This formed part of a larger site which extended to the south of RMA 12 and included an additional parcel of land 700 m to the south-east (TVAS 2023c). The location of the trenches excavated within and immediately surrounding the Site have been reproduced in **Figure 4**, overlaying the geophysical survey results.
- 2.2.20 A total of 94 x 30 m trenches were excavated within RMA 12, of which 12 contained archaeological remains. The results of the trenching showed variable correlations with the geophysical survey results, with some anomalies having no corresponding below ground features and other features present in areas where no anomalies were detected. Trenches containing archaeological remains consisted of:
- Tr 68: A ditch, visible in the geophysical survey (A24), containing large quantities of modern material (which remained unexcavated).
 - Tr 72: An amorphous cut feature at the south-eastern end of the trench containing large quantities of modern material (which remained unexcavated). This corresponded with the anomalies adjacent to the 'Castle' (A20) and appeared to show that they derived from a modern waste pit rather than medieval features.
 - Tr 75: A feature consistent with that seen in Tr 72 (modern waste pit) was identified at the northern end of the trench.

- Tr 76: A feature consistent with that seen in Tr 72 (modern waste pit) was identified at the northern end of the trench.
- Tr 82: The continuation of the modern ditch seen in Tr 68 was identified.
- Tr 83: In addition to the continuation of the modern ditch seen in Tr 76 and 82, an undated charcoal production pit was identified at the south-eastern end of the trench. This did not correspond with any geophysical anomalies.
- Tr 91: An undated pit was identified at the south-eastern end of the trench, which did not correspond with any geophysical anomalies.
- Tr 105: An undated pit was identified at the western end of the trench, aligning with a geophysical anomaly (A23).
- Tr 128: A modern ditch (which remained unexcavated) was identified in the centre of the trench which corresponded with the geophysical anomaly running east/west through the centre of the Site (A25).
- Tr 132: A modern ditch was uncovered at the south-west end of the trench which corresponded with a geophysical anomaly and align with the ditch seen in Tr 128.
- Tr 144: A ditch at the south-west end of the ditch which contained undated ceramic building material and did not correspond with any geophysical anomalies.
- Tr 151: An undated ditch at the south-west end of the trench which did not correspond with any geophysical anomalies.

2.2.21 The evaluation report concluded that the trenching indicated that the majority of the Site was devoid of archaeological features. Where present, they appeared to consist primarily of relatively modern agricultural features with negligible archaeological interest. The trenching did not identify any medieval archaeological remains associated with the 'Castle' Scheduled Monument (NHLE 1008050), with the geophysical anomalies in the area adjacent to the Scheduled Monument relating to a modern rubbish dump.

2.2.22 Overall, the report concluded that the RMA 12 area only contained archaeological remains of low significance. The archaeological advisor to Horsham District Council agreed with this conclusion and did not request any further work, and the council subsequently discharged Condition 22 for this area (see **Section 3**).

The 'Castle' HAMP

2.2.23 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).

2.2.24 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.

- 2.2.25 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 results of the archaeological works undertaken with the RMA 12 area were submitted to Horsham District Council, as part of a wider scheme of works covering other land parcels within the Phase 2 portion of the development area. The archaeological advisor to the council accepted the conclusions of the works already undertaken, namely that the combined results of the geophysical survey and evaluation trenching indicated that the RMA 12 area only appears to contain small quantities of archaeological remains of low significance.

- 3.1.2 A discharge application for Condition 22 in the RMA 12 area (and several other land parcels) was approved by the council on 14th May 2024 (DISC/24/0063), with the archaeological advisor's consultee response stating that: *'due to the lack of significant archaeological features, no further archaeological investigations are required for this area'*.

Condition 24

- 3.1.3 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 RMA12 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.

- 3.1.4 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

- 3.1.5 This Heritage Statement concludes all conditions related to archaeology and heritage within the RMA 12 area have been discharged. It also concludes that the proposed reserved

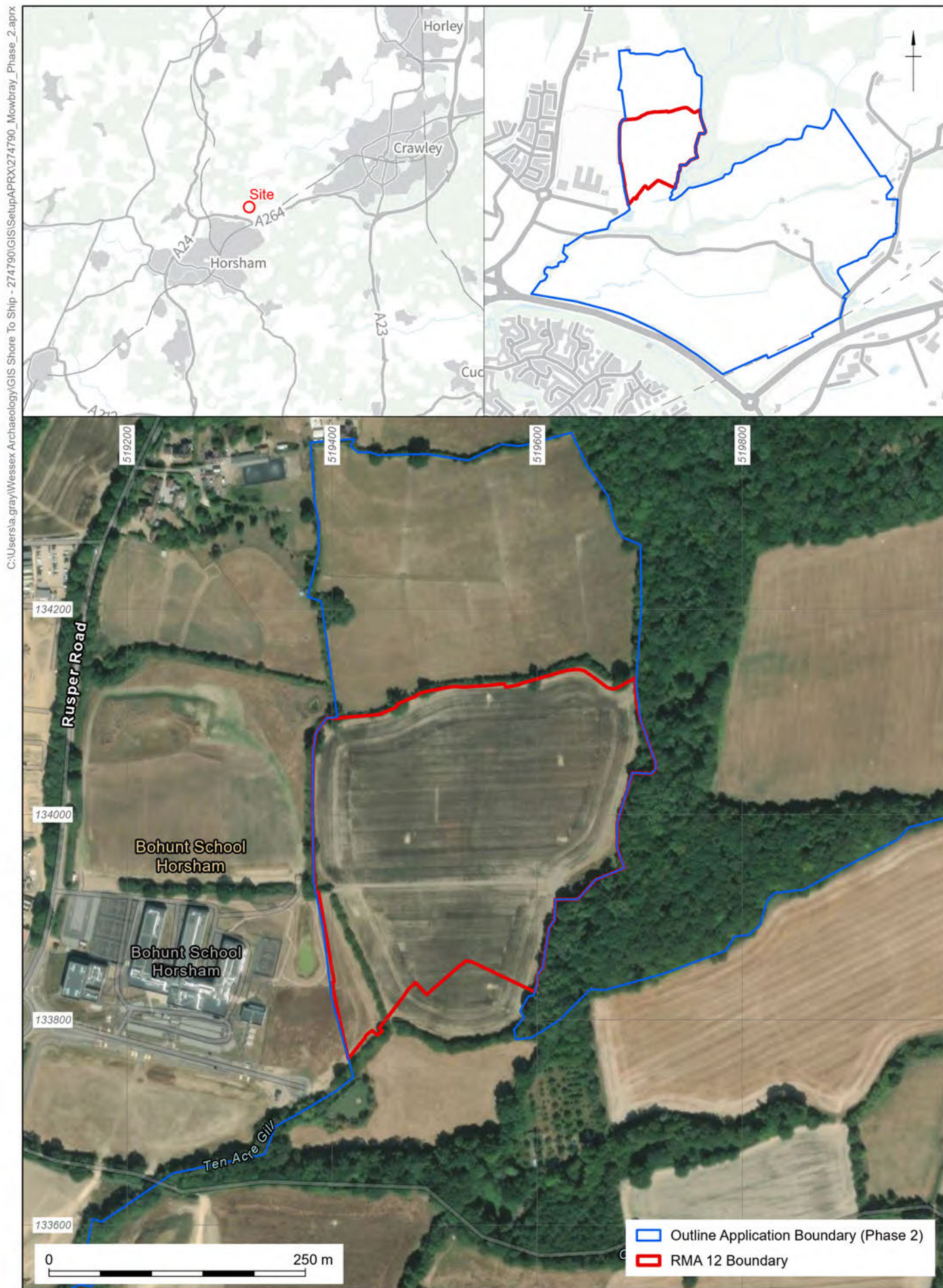


matters application for residential development within this area falls within the already accepted parameters of the outline application in these regards.

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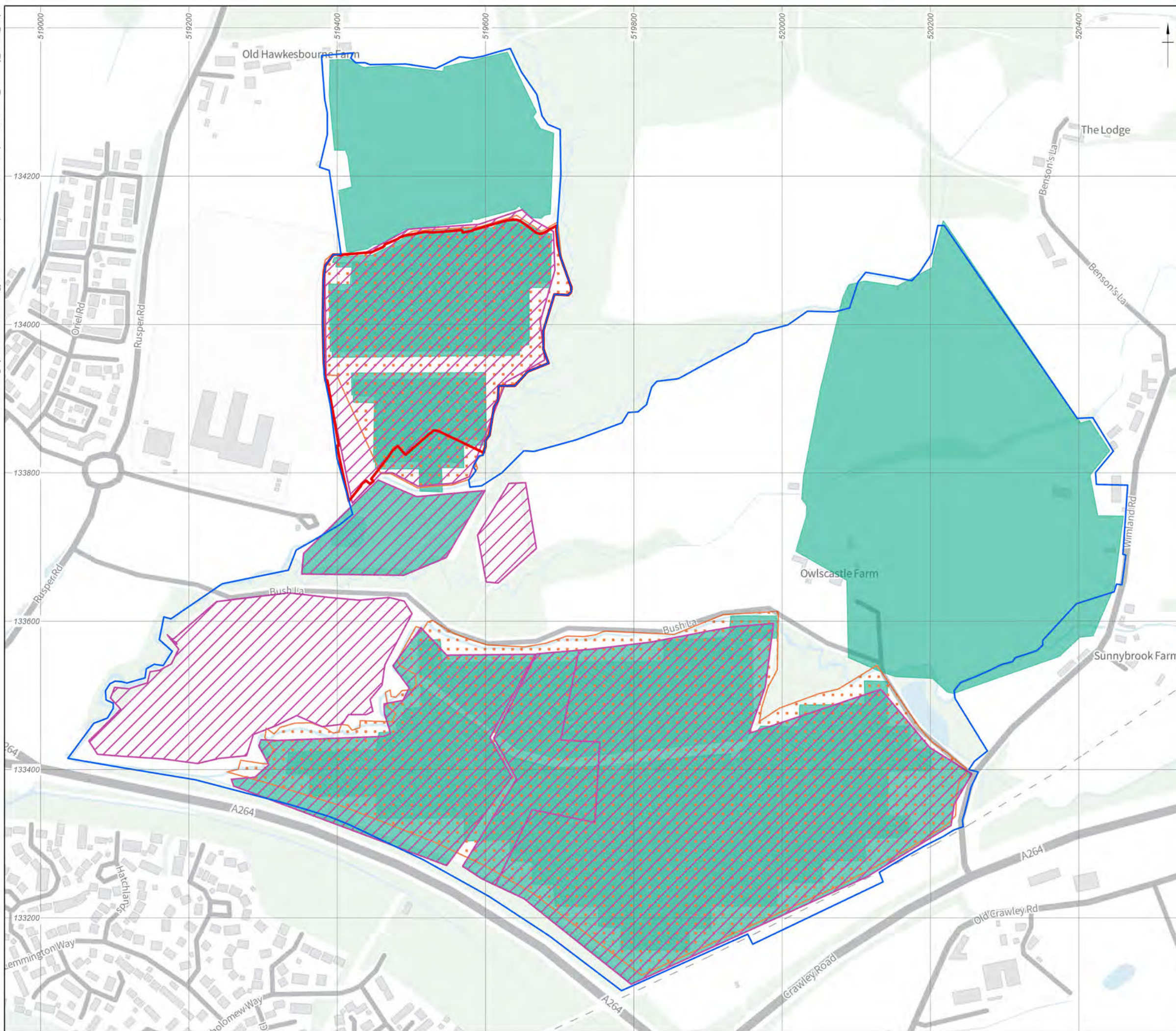


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Figure 1: RMA 12 location





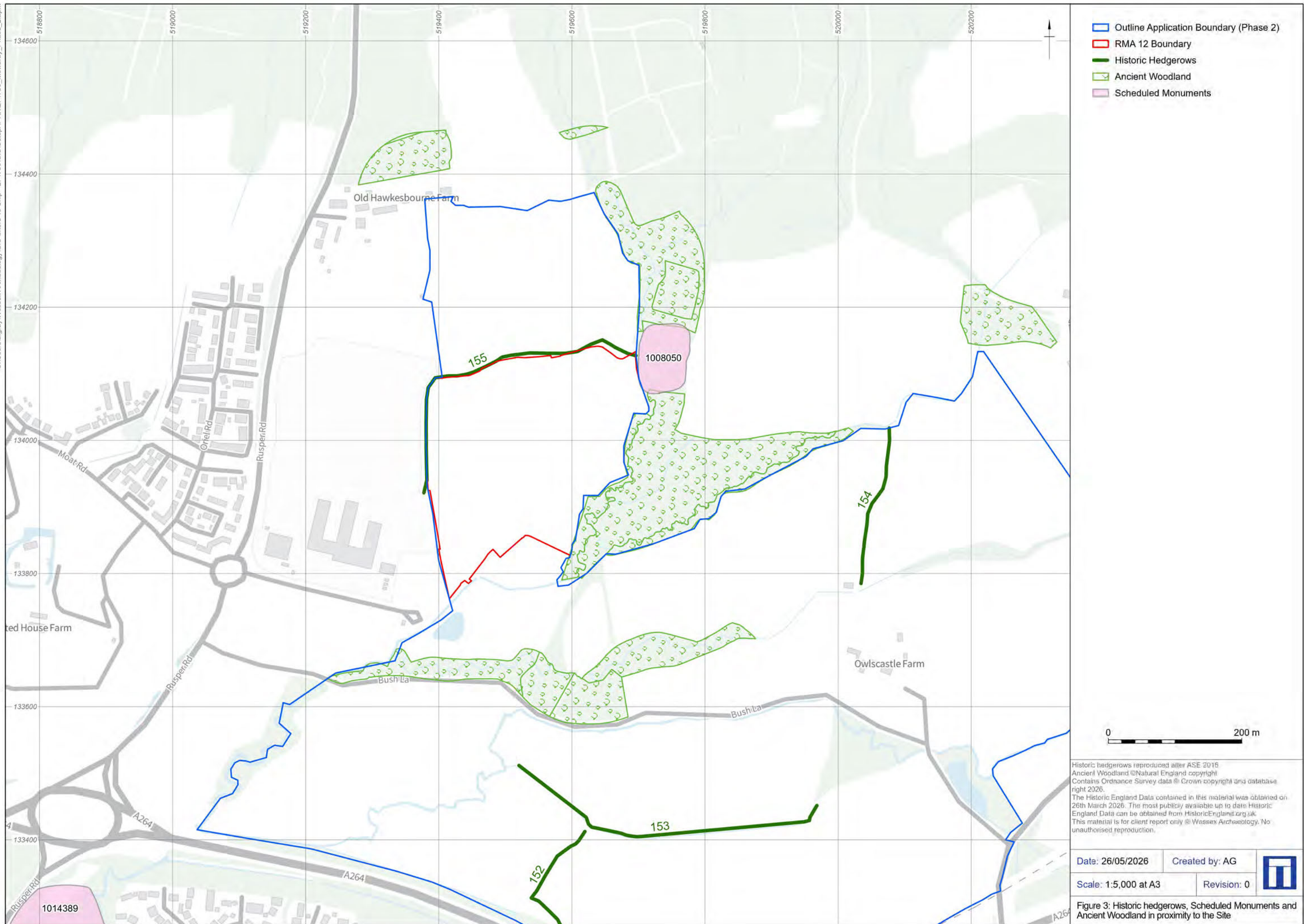
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- RMA 12 Boundary
- Archaeological Investigations
 - Field walking
 - Geophysical survey
 - Evaluation Trenching

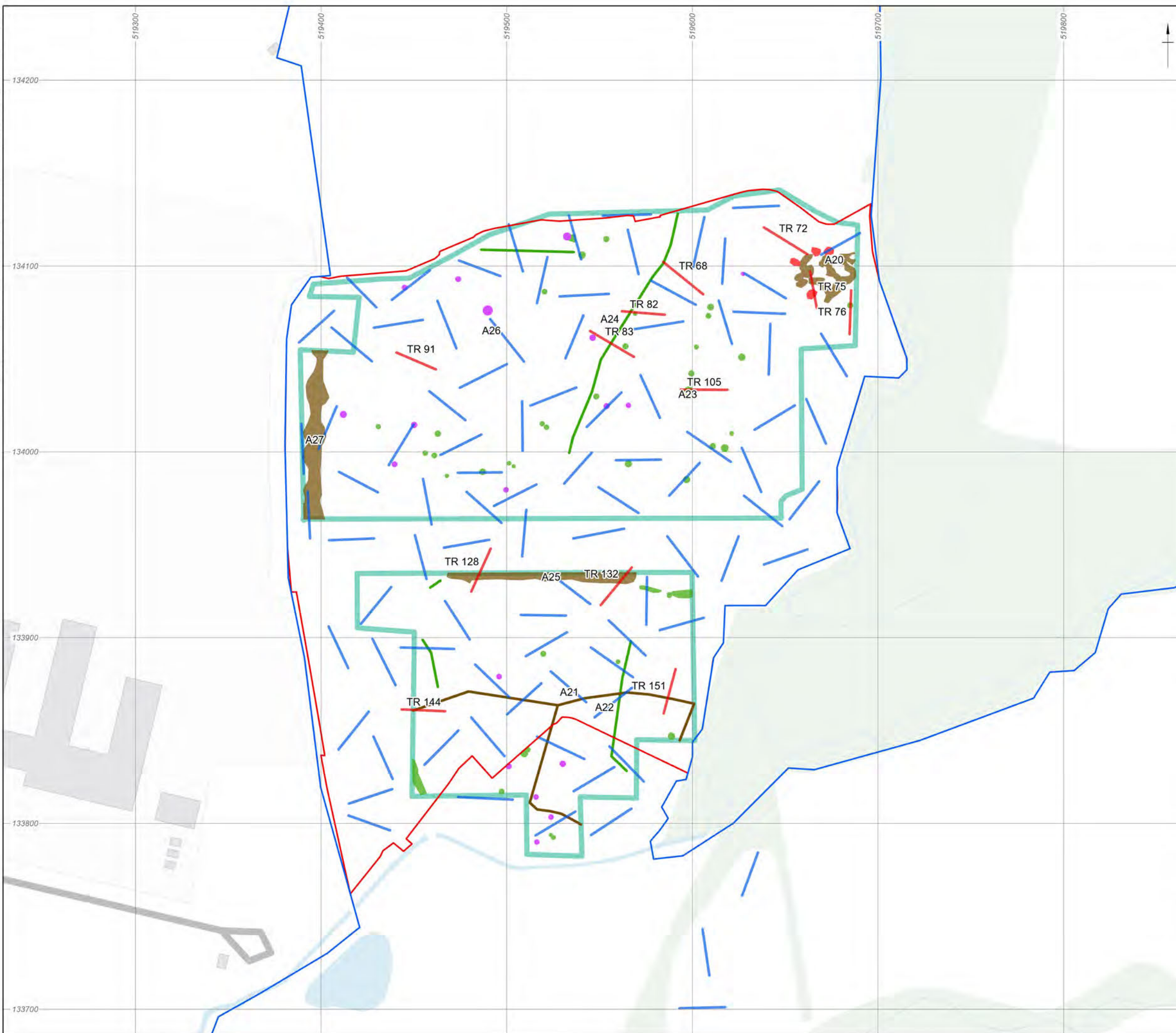
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Figure 2: Archaeological investigations undertaken within the development area (Phase 2)





- Outline Application Boundary (Phase 2)
- RMA 12 Boundary
- Possible archaeological anomalies**
- Strong positive anomaly
- Magnetic disturbance
- Strong positive anomaly
- Dipolar/Bipolar anomaly
- Magnetic Disturbance
- Thamormament anomaly
- Survey Boundaries

0 100 m

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Figure 4: Results of archaeological investigations covering RMA 12

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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