

LAND AT HORN BROOK FARM, BRIGHTON ROAD, HORSHAM, WEST SUSSEX

Cultural Heritage Desk-Based Assessment

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Land at Hornbrook
Farm, Horsham
V5
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EXECUTIVE SUMMARY

Land at Hornbrook Farm, Brighton Road, Horsham has been reviewed for its heritage potential.

There are multiple Listed Buildings and a Scheduled Monument within the 1km study area, including the Grade II Listed Magpie House c30m to the south of the study site. The potential development impacts associated with these designated assets has been reviewed and it is considered that the development proposals will have either a neutral impact or no impact to the significance of these designated assets and their settings.

In terms of other designated heritage assets, no World Heritage Sites, Registered Park and Gardens, Historic Battlefields Protected Wreck Sites, or Conservation Areas lie within the study site or the study area.

The development proposals will not have an impact upon any Locally Listed or non-designated built heritage assets within the study area.

The study site is not located in an area of designated archaeological priority.

A geophysical survey was undertaken in February 2025 in order to further evaluate the archaeological potential of the study site. The geophysical survey identified anomalies associated with historical and modern agricultural activity, modern disturbance, natural features, and several indistinct anomalies of undetermined origin. No anomalies of certain archaeological origin were identified.

The development proposals comprise the construction of a residential development, incorporating an area of public open space within the southeast corner of the study site.

Agricultural activity from the Post-Medieval period onwards is considered likely to have had a moderate, but widespread, negative impact on below ground archaeological deposits.

The existing hedgerows within the study site boundary have been identified as potential historic hedgerows of local significance. Proposed impacts to such hedgerows are likely to be limited to the removal of short sections to facilitate access, the riverside walk and associated ground/drainage works. If extensive hedgerow removal is likely to occur beyond that anticipated in this planning application, then additional mitigation could be required.

Within the study site there is considered to be a low potential for all periods of archaeological activity. Any archaeological remains present within the study site would be considered of no more than of local significance.

Due to the low archaeological potential identified, supported by the results of a geophysical survey, it is considered that if a programme of archaeological trial trenching is required, such a programme could be secured by means of an appropriately worded planning condition attached to the granting of planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This cultural heritage desk-based assessment has been prepared by Chris Clarke of RPS on behalf of Jaynic Properties Limited.
- 1.2 The subject of this Assessment comprises land at Hornbrook Farm, Brighton Road, Horsham, West Sussex (hereafter, 'the study site'). The study site is centred at TQ 1886 2978 within the District of Horsham (see Figs. 1-2). The study site is bound by Brighton Road to the south, Doomsday Lane to the east, and land in proximity to the Horn Brook to the north and west. The study site measures approximately 9.23ha.
- 1.3 There are 12 Listed Buildings and one Scheduled Monument located within the 1km study area, comprising:
- The Grade II* Listed St. John's College located c420m to the east of the study site;
 - The Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College, to southwest of the house located c200m to the southwest of the study site;
 - The Grade II Listed Magpie House located c30m to the south of the study site;
 - The Grade II Listed 62 St. Leonard's Road located c110m to the northwest of the study site;
 - The Grade II Listed Old Timbers located c150m to the northwest of the study site;
 - The Grade II Listed 51, 53 & 55 Brighton Road located c330m to the west of the study site;
 - The Grade II Listed Glen Cottage located c400m to the west of the study site;
 - The Grade II Listed 116 & 118 Brighton Road located c440m to the west of the study site;
 - The Grade II Listed South Grove located c790m to the northwest of the study site;
 - The Grade II Listed Eady Close located c850m to the northwest of the study site;
 - The Moated Site and Fishponds 15m South of Chesworth House Scheduled Monument located c900m to the southwest of the study site.
- 1.4 In terms of other designated heritage assets, no World Heritage Sites, Registered Park and Gardens, Historic Battlefields, Protected Wreck Sites, or Conservation Areas lie within the study site or the study area. The study site does not lie within an Archaeological Notification Area as designated by Horsham District Council.
- 1.5 The Locally Listed residential property of Highridge on Kerves Lane is located c320m to the southwest of the study site.
- 1.6 A geophysical survey was undertaken in February 2025 in order to further evaluate the archaeological potential of the study site (Appendix 4). The geophysical survey identified anomalies associated with historical and modern agricultural activity, modern disturbance, natural features, and several indistinct anomalies of undetermined origin. No anomalies of certain archaeological origin were identified.
- 1.7 Jaynic Properties Limited have commissioned RPS to establish the heritage potential of the study site, and to provide guidance on ways to accommodate any heritage constraints identified.
- 1.8 In accordance with relevant policy and guidance on heritage and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the heritage potential of the study site.

- 1.9 This desk-based assessment comprises an examination of evidence deriving from multiple sources, including the West Sussex Historic Environment Record, and West Sussex Record Office online catalogue. The report also includes the results of a map regression exercise, and site walkover undertaken on 31st January 2025.
- 1.10 The Assessment thus enables relevant parties to assess the heritage potential of various parts of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Recent amendments enacted to the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 are set out in the Levelling Up and Regeneration Act 2023, Chapter 3. The effect of the Act [Clause 102] in regard to the setting to scheduled monuments is that these now have the same statutory status to those of listed buildings. Clause 102 also enacts amendments to the two Acts such that a desirability to not only 'preserve' a designated asset (World Heritage Sites; Scheduled Monuments; Registered Parks and Gardens; listed buildings and Protected Wrecks, but not conservation areas) and its setting, but now a desirability to 'preserve or enhance' such a designated asset and its setting.

National Planning Policy

- 2.5 Section 16 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.9 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.10 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.11 *Setting* is defined as: 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.
- 2.12 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.15 The local planning authority for the study site is Horsham District Council. In November 2015 the Horsham District Planning Framework was adopted.
- 2.16 The Horsham District Planning Framework contains the following policy relating to the historic environment:

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.

- 2.17 Horsham District Council embarked on a new local plan to replace the adopted Horsham District Planning Framework. The emerging Horsham District Local Plan 2023-2040 was submitted to the Planning Inspectorate in July 2024 and the Examination in Public (EiP) commenced at the end of 2024. The Inspector decided to halt the EiP due to concerns around the soundness of the Plan. Since this there have been a number of letters between the Inspector and the Council about the concerns raised. The latest letter, at the time of writing, suggested that there should be a meeting between the two parties to discuss how the Local Plan should progress on the back of a number of changes made by the Government This meeting is due to take place on the 26th February 2026. Until the Local Plan progresses through the EiP, only limited weight can be afforded to the emerging Local Plan policy, Strategic Policy 21.

Guidance and best practice

- 2.18 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets (Historic England 2018).
- 2.19 The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.
- 2.20 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a

heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.21 The guidance sets out a five staged process for assessing the implications of proposed developments on setting:

- 1 Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.
- 2 Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
- 3 Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
- 4 Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused.

2.22 The final decision about the acceptability of proposals. This will depend on the range of circumstances that apply to a heritage asset and the relative sensitivity to change. Decisions are therefore made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.

2.23 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site comprises banded Upper Tunbridge Wells Sand, comprising mudstone, sandstone, and siltstone. No superficial deposits are recorded (BGS 2025).
- 3.2 A series of geotechnical investigations were undertaken on site in September 2024. The investigations recorded a consistent horizon of topsoil measuring between 0.2m and 0.7m thick overlying the natural geology, across the full area of the study site (Obsidian Geo-Consulting, 2024).

Topography

- 3.3 The site study occupies a gentle northwest-southeast gradient, with the ground level at its highest adjacent to the junction of Brighton Road and Doomsday Lane at approximately 64m above Ordnance Datum (aOD), decreasing to approximately 55m aOD adjacent to Horn Brook where the gradient is steepest.
- 3.4 The Horn Brook is located immediately adjacent to the north and west of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known heritage assets within a 1km radius of the study site (Figs. 2a & 2b), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the early eighteenth century onwards until the present day.
- 4.3 There are 12 Listed Buildings and one Scheduled Monument located within the 1km study area, comprising:
- The Grade II* Listed St. John's College located c420m to the east of the study site (1027055, TQ 19518 29649; Appendix 1);
 - The Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College, to southwest of the house located c200m to the southwest of the study site (1027056, TQ 19204 29518; Appendix 2);
 - The Grade II Listed Magpie House located c30m to the south of the study site (1354145, TQ 18968 29575; Appendix 3);
 - The Grade II Listed 62 St. Leonard's Road located c110m to the northwest of the study site (1353960, TQ 18651 29972);
 - The Grade II Listed Old Timbers located c150m to the northwest of the study site (1192083, TQ 18558 29963);

- The Grade II Listed 51, 53 & 55 Brighton Road located c330m to the west of the study site (1027533, TQ 18336 29887; 1027532, TQ 18327 29894; 1027531, TQ 18294 29932);
- The Grade II Listed Glen Cottage located c400m to the west of the study site (1027495, TQ 18235 29873);
- The Grade II Listed 116 & 118 Brighton Road located c440m to the west of the study site (1027536, TQ 18184 29867);
- The Grade II Listed South Grove located c790m to the northwest of the study site (1027534, TQ 17903 30139);
- The Grade II Listed Eady Close located c850m to the northwest of the study site (1027508, TQ 18315 30621);
- The Moated Site and Fishponds 15m South of Chesworth House Scheduled Monument located c900m to the southwest of the study site (1021446, TQ 17637 29397).

4.4 In terms of other designated heritage assets, no World Heritage Sites, Registered Park and Gardens, Historic Battlefields, Protected Wreck Sites, or Conservation Areas lie within the study site or the study area. The study site does not lie within an Archaeological Notification Area as designated by Horsham District Council.

4.5 The Locally Listed residential property of Highridge on Kerves Lane is located c320m to the southwest of the study site.

4.6 A geophysical survey was undertaken in February 2025 in order to further evaluate the archaeological potential of the study site (Appendix 4). The geophysical survey identified anomalies associated with historical and modern agricultural activity, modern disturbance, natural features, and several indistinct anomalies of undetermined origin. No anomalies of certain archaeological origin were identified.

4.7 A review of the HER data indicates that there are a modest number of records present within the study area primarily relating to the Post-Medieval and Modern activity occurring within the local area and not of immediate relevance to the development of the study site itself. There are a few scattered records associated with the isolated recovery of Prehistoric artefacts and localised Medieval activity. The modest density of HER records may be due to a lack of modern archaeological investigation as opposed to a lack of archaeology in the landscape.

4.8 The map regression exercise and a review of documentary evidence and secondary sources demonstrates that the study site has remained as agricultural land from the late 18th century up to the present.

4.9 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

4.10 A number of archaeological investigations have taken place within the study area. In 2013, three trial trenches were excavated at Heron Way Primary School c450m to the northwest of the study site, during which no archaeological finds or features of interest were recorded (EWS1392, TQ 19266 30300).

4.11 The Mannings Heath to Horsham Pipeline, the course of which is located c800m to the south of the study site, was subject to a programme of archaeological evaluation in 2023. Archaeological features identified were restricted to a single Prehistoric pit and several Medieval ditches/gullies and pits (EWS2216, TQ 1880 2936).

4.12 An archaeological investigation carried out in the grounds of Chesworth House, c1km to the southwest of the study site, revealed a short section of the stone wall footing which once

surrounded a courtyard garden together with some evidence to support the theory that the 15th century portions of Chesworth House originally extended for one additional bay to the north. No other archaeological features or finds were identified (EWS1175, TQ 1761 2951).

- 4.13 Fifteen trial trenches were excavated at Gravelly Way c400m to the north of the study site. No significant archaeological remains were identified (EST2762, SJ 9185 0918).

Prehistoric & Roman

- 4.14 The HER does not contain any records related to the Palaeolithic period occurring within the 1km study area.
- 4.15 The earliest evidence for human activity within the study area is associated with the Mesolithic period relating to a number of sites investigated during the 19th and early 20th century in an area approximately, and in excess of, 1km to the east of the study site. These sites produced evidence of lithic working (MWS5788, TQ 200 300).
- 4.16 An isolated Neolithic stone axe was found at Holbrook Nurseries in 1969, c100m to the south of the study site (MWS6649, TQ 1872 2959).
- 4.17 The programme of archaeological trial trenching undertaken as part of the Mannings Heath to Horsham Pipeline recorded a single pit of possible Prehistoric origin which was, attributed to this period by means of a single flint flake found within the fill of the feature. The pipeline is located c800m to the south of the study site (MWS15462, TQ 18801 29366).
- 4.18 The HER does not contain any records related to Roman activity occurring within a 1km radius of the study site.
- 4.19 The geophysical survey (Appendix 4) did not identify any anomalies of certain archaeological origin which could be associated with the Prehistoric and Roman periods.
- 4.20 During the Prehistoric and Roman periods the landscape in the vicinity of Horsham, like much of Weald, is thought to have remained heavily wooded with limited settled human activity taking place. Based on this, as well as the paucity of evidence for Prehistoric and Roman activity occurring within the 1km study area, there is considered to be a low potential for such contemporary remains to be present within the study site itself.

Anglo-Saxon & Medieval

- 4.21 The HER does not contain any records related to Anglo-Saxon activity occurring within the 1km study area.
- 4.22 The Domesday Survey of 1086 records the nearest settlement of note as being that of Ockley c10km to the north of the study site which is recorded as containing 14 households (Open Domesday 2025).
- 4.23 The earliest reliable documentary evidence for a settlement at Horsham is in 1235 when it was granted borough status (VCH 1986). The historic core of the settlement is located approximately 2km to the northwest of the study site.
- 4.24 A review of the HER data indicates that the only recorded focal point for Medieval activity within the study area relates to the Scheduled Medieval moat and fishponds at Chesworth House c900m to the southwest of the study site. Documentation indicates that the moat and fishponds had been constructed by the early 14th century. The moated site and fishponds comprise a rectangular group of features aligned northwest - southeast, with the fishponds lying on the southeast side of the complex. The River Arun forms the south arm of the moat, with the three remaining arms artificially constructed. The island platform in the centre of the moat measures approximately 85m by 60m. It is thought that the remains of a manor house which may pre-date the moat's construction could be

located within the island platform (MWS3369, 1021446, TQ 17637 29397). A fulling mill is documented as being located in proximity to the moat between 1427 and 1608 (MWS15443, TQ 177 294), while small-scale archaeological investigations found the remains of a possible garden wall associated with the Medieval Chesworth House (MWS10218, TQ 17613 29513). There is no intervisibility, nor known historical associations, between the Scheduled Monument and the study site.

- 4.25 A former watermill, thought to be present from at least 1410, is recorded as being located c750m to the southwest of the study site (MWS6841, TQ 183 291).
- 4.26 The Mannings Heath to Horsham Pipeline trial trenching, located c800m to the south of the study site, also recorded a small number of pits, gullies and ditches thought to potentially date to the Medieval period (MWS15462, TQ 18801 29366).
- 4.27 The geophysical survey (Appendix 4) did not identify any anomalies of certain archaeological origin which could be associated with the Anglo-Saxon and Medieval periods.
- 4.28 Based on the early 18th century mapping depicting the area around Horsham (see paragraph 4.28) it is highly likely that the study site would have remained within woodland during the Medieval period, having yet to be cleared for the purposes of agriculture. On this basis, there is considered to be a low potential for evidence of Anglo-Saxon and Medieval activity to be present within the study site.

Post Medieval & Modern (including map regression exercise)

- 4.29 During the majority of the Post-Medieval period the study site is likely to have remained within woodland.
- 4.30 The Grade II* Listed St. John's College is located c420m to the east of the study site (1027055, TQ 19518 29649; Appendix 1). The oldest portion of the building is the back part of the former service wing dating to the 17th century, built of stone and red brick. The main building is a Tudor Gothic mansion built by the Marchioness of Northampton in 1833-5 by architect P F Robinson. The main house consists of a two-storey building faced with Roman cement in addition to a Horsham slab roof. St. John's College is associated with Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College, to southwest of the house, located c200m to the southwest of the study site (1027056, TQ 19204 29518; Appendix 2) which front onto Brighton forming the main access point to the house. This feature dates to the 17th century, designed by P F Robinson, formed of wrought iron gates flanked by panelled stone piers surmounted by handstone terminals above the cornice consisting of 4 dolphins with a shell between them holding up a ball cap. The main house sat within its own parkland by the latter part of the 19th century (MWS41, TQ 196 297). There is no intervisibility between the study site the above designated assets, nor any known historical associations.
- 4.31 One of the earliest maps to depict the study site in general detail is 1724 Budgen's Map of Sussex (Fig. 3) which locates the study site in the western part of St. Leonard's Forest, to the south of St. Leonard's Road which would have formed part of the main route leading southeast from the settlement at Horsham.
- 4.32 Further geographic detail is provided by the 1795 Gardner and Geam's Map of Sussex (Fig. 4) which depicts the study site as lying between St. Leonard's Road to the north and Brighton Road to the south, within a shallow valley associated with the Horn Brook to the northwest. As with much of the land depicted in the immediate area, the study site is now shown as agricultural fields, with the land presumably cleared of woodland in the intervening 70 years since the creation of Budgen's Map of Sussex (Fig. 3). Several structures of note are depicted which relate to Coolhurst Farm Located on the opposite side of Doomsday Lane to the west of the study site; a structure

associated with Magpie House (currently known as Hiller Cottage & Falcon Lodge) located on the opposite side of Brighton Road to the south of the study site; and a possible structure located in the southwest corner of the study site where Brighton Road crossed Horn Brook. The HER records Coolhurst Farm as a 19th century regular courtyard farmstead with detached farmhouse and other detached elements, also noting that a number of original farm buildings have now been lost (MWS9885, TQ 19193 29734).

- 4.33 The agricultural landscape present in the vicinity of the study site by the 19th century is attested to by records held by the HER within 1km associated with the presence multiple farmsteads (MWS9393, TQ 18250 30037; MWS10618, TQ 19319 29092; MWS11496, TQ 1908 3050; MWS12380, TQ 19094 29532; MWS13574, TQ 18653 30206).
- 4.34 The layout of the study site remains unaltered in 1797 (Fig. 5), although the structure at the junction of Brighton Road and Horn Brook is no longer marked and is thought to be marked erroneously on the 1795 map (Fig. 4).
- 4.35 The study site continues to be depicted as open and agricultural in character in 1813 (Fig. 6).
- 4.36 The Grade II Listed Magpie House (currently Hiller Cottage and Falcon Lodge) is located c30m to the south of the study site and constructed in approximately 1830. It is a two-storey rendered building with slate roof, built on a T-shaped plan. The building's principal elevation faces onto Sedgewick Lane (1354145, TQ 18968 29575; Appendix 3).
- 4.37 The study site is depicted on the 1851 Horsham Tithe Map (Fig. 7), comprising of five different land parcels. Parcel 1805 is recorded as being an area of meadow, with the remaining four parcels under arable cultivation. Hornbrook Farm is depicted for the first time located immediately to the south of the study site boundary adjacent to Brighton Road, formed of two buildings presumed to a farmhouse with a smaller adjacent outbuilding (MWS11793, TQ 18721 29723). Magpie House (see paragraph 4.33) located on the opposite side of Brighton Road is shown in an arrangement which is consistent with its current position supporting the view that it was constructed in the early to mid-19th century following demolition of an earlier building which positioned closer to the Brighton Road frontage.
- 4.38 The 1897 (Fig. 8) Ordnance Survey map indicates that the only change within the layout of the study site is the straightening of one of the field boundaries within the western part of the study site. Hornbrook Farm has also expanded in size with two additional building ranges constructed to the east of the farmhouse. West Lodge is depicted immediately to the east of the study site on the opposite side of Doomsday Lane.
- 4.39 By 1911 (Fig. 9), the field boundaries in the eastern half of the study site have been modified, in addition to further buildings associated with the layout of Hornbrook Farm.
- 4.40 By 1977 (Fig. 10), the field boundaries in the eastern part of the study site have been reintroduced and regularised, while Hornbrook Farm has expanded further incorporating a bungalow to the north of the farm and within the study site boundary, as well as a detached residential building immediately to the east of the farm.
- 4.41 Between 1993 and 2007 (Figs. 11 & 12), two modern field boundaries have been removed within the southeast corner of the study site, and the aforementioned Hornbrook Farm bungalow has been demolished. The demolition of the bungalow was part of a programme of works consented by Horsham District Council in 2002 (Planning Ref: HU/28/02) for the residential conversions of farm buildings at Hornbrook Farm resulting in the modernising of the existing buildings within the farm complex. The site visit (see paragraph 5.2) confirmed that the planning consent has been enacted with the fabric, elevation and layout of the buildings substantially altered to facilitate their residential function. On this basis, due to the significant modern alterations to the buildings and loss of their agricultural function, the buildings at Hornbrook Farm do not retain any heritage value.
- 4.42 The layout of the study site remains unaltered up to the present (Fig. 13).

- 4.43 The remaining Listed Buildings within the study area comprise residential properties dating to between the 17th and 19th century now set within the streetscape of suburban Horsham. There is no intervisibility between the study site and these assets, nor any known historical associations.
- 4.44 The potential for encountering features of archaeological significance dating to the Post-Medieval and Modern periods is considered to be low.

Historic Landscape Characterisation

- 4.45 Based on the Historic Landscape Characterisation data provided by the West Sussex HER (Fig. 2b) the study site is located in an area of 'Fieldsapes' (HWS5306 & HWS5271).

Historic Hedgerows

- 4.46 A review of the Historic Hedgerow Regulations 1997 (amended 2003-4) in regard to Part II criteria 'Archaeology and history' indicates that the test of 'importance' for existing hedges, based on the correlation between field boundaries shown on the 1851 Tithe mapping (Fig. 7) and 1897 Ordnance Survey mapping (Fig. 8), would apply to all existing hedge boundaries within the study site.

LiDAR Data

- 4.47 A review of the available LiDAR data for the study site (Fig. 14) has not identified any features of archaeological interest within the study site.

Assessment of Significance

- 4.48 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.49 The Moated Site and Fishponds 15m South of Chesworth House Scheduled Monument and the twelve Listed Buildings within the 1km study area, are assets of national importance due to their designation.
- 4.50 The Locally Listed residential property of Highridge on Kerves Lane can be considered as assets of local importance.
- 4.51 Due to the depiction of West Lodge and Coolhurst Farm on the 18th and 19th century mapping these buildings can be considered as non-designated heritage assets of local significance.
- 4.52 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric & Roman	Low	Low (Local)
Anglo-Saxon & Medieval	Low	Low (Local)
Post Medieval & Modern	Low	Low (Local)

- 4.53 Any historic hedgerows present can be considered of local significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site is principally occupied by three distinct field parcels, with the central and western field in use for silage production, and the eastern as arable land with a recently sown crop present (Plates 1-3; Fig. 13).
- 5.2 The buildings at Hornbrook Farm are all residential in character and date to the second half of the 20th century. A closer look at the two buildings fronting onto Brighton Road (Plate 4) confirms that they have been converted into residential properties within the last twenty years (see paragraph 4.38) with extensive use of modern material and incorporating alterations to their elevations and layout.
- 5.3 With the southern half of the eastern field views of the northern elevation of the Grade II Listed Magpie House are present (Plate 5). The principal two storey elevation of Magpie House fronts on to Sedgewick Lane (Plate 6) where it can be understood that the property now comprises of two separate residential properties (currently named Hiller Cottage and Falcon Lodge). The building exterior is rendered, with architectural details limited to mouldings to the first storey windows and simple bargeboards.
- 5.4 Views to the east of the study site incorporate the western gable elevation of the rendered two storey West Lodge (Plate 7), built in the late 19th century as a gate lodge controlling access to Coolhurst House from Doomsday Lane. The building is partially obscured due to the presence of boundary vegetation, although limited architectural attributes are observable in the form of a blind window slit close to the apex of the gable, in addition to rendered hexagonal chimneys.
- 5.5 Glimpsed views of the historic Coolhurst Farm buildings could be obtained from the gateway adjacent to West Lodge, although in general the boundary vegetation on the eastern side of Doomsday Lane (Plate 8) preventing any further intervisibility between Coolhurst Farm as well as the Grade II* Listed Coolhurst House located c400m to the east of the study site. When in leaf, the aforementioned boundary vegetation is likely to form a robust visual barrier between the study site and Coolhurst Farm and the Listed Coolhurst House, while further limiting visibility of West Lodge. Existing vegetation and the curve of Brighton Road prevents intervisibility between the study site and the Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College.
- 5.6 Agricultural activity from the Post-Medieval period onwards is likely to have had a moderate, but widespread, negative impact on below ground archaeological deposits.

Proposed Development

- 5.7 The development proposals comprise the construction of a residential development across the study site, incorporating an area of public open space with landscaping within the southeast corner of the study site with a softened boundary between the said landscaping and the edge of the proposed built development.

Review of Potential Development Impacts on Designated Assets

- 5.8 Potential indirect impacts will occur to designated heritage assets within the study area due to development proposals occurring within the setting of such assets.
- 5.9 In order to accurately assess the potential impacts to the setting of the heritage assets adjacent to the site, a staged approach, as recommended within 'The Setting of Heritage Assets' (Historic England 2018) will be adopted.

Magpie House

- 5.10 Stage 1 – Identification of Heritage Assets: The designated heritage asset which could potentially be impacted by the current development proposals is the Grade II Listed Magpie House (now Hiller House and Falcon Lodge) located approximately 30m to the south of the study site.
- 5.11 Stage 2 – Assessing Setting and Contribution to Significance: In the first instance, to establish the key aspects which contribute to the significance of the Listed Building the guidance presented in Historic England's 2008 document *Conservation Principles, Policies and Guidance*, in the form of evidential, historical, aesthetic, and communal value will be applied.
- 5.12 The significance of the asset primarily derives from its evidential value due to being constructed in approximately 1830. Features of architectural interest associated with the building are limited to simple bargeboards and mouldings above the first storey windows, which together provide a minor degree of aesthetic value. Limited historical value can be attributed to the buildings appearance on the 1851 Tithe mapping, while as a private residence the asset does not possess any communal value.
- 5.13 The setting of the Grade II Listed house is principally associated with the immediate grounds of the asset and its frontage with Sedgewick Lane from where architectural form of the principal elevation can be viewed. The wider setting of the Grade II Listed building incorporates the remaining green space in proximity to the junction of Brighton Road, Sedgewick Lane and Doomsday Lane which defines the original rural context of the building. The presence of the Hiller Garden Centre and associated commercial properties immediately to the west of Magpie House has compromised the original rural setting of the building and informs anyone viewing the property from Brighton Road that the asset now lies on the urban fringe of Horsham rather than in a purely countryside setting, reinforced by the level of vehicle traffic associated with Brighton Road. The immediate setting of the asset related to its grounds and Sedgewick Lane primarily contribute to the significance of the asset as this is where the age and design of the building can be principally appreciated. This wider agricultural setting provides a historical context to the function of the asset and its evidential value, and more limited appreciation of its aesthetic value via the small number of architectural features that can be identified on the remaining building elevations.
- 5.14 Step 3 – Assessing the Effect of the Proposed Development on the Significance of the Asset: The aspect of the development proposals likely to affect the significance of the Listed Building comprises construction of the proposed residential properties in the eastern part of the study site resulting in the introduction of additional modern built forms within the setting of the asset. The visual disturbance within the wider setting of the asset will be minimised by means of setting back the edge of the built development behind an area of green landscaping occupying the southeast corner of the study site. The interface between the built development and landscaped area will be appropriately softened to reduce the visual impact of the built forms, while the landscaped areas will introduce publicly accessible paths. Construction of the modern properties will occur within the wider setting of the asset, introducing a degree of visual disturbance within this wider setting generating a limited adverse impact to the significance of the asset within its original, albeit, depreciated rural context. This will be balanced out by the positive impact generated by the creation of publicly accessible green space from where the evidential and aesthetic values

contributing to the significance Listed Building can be appreciated in a more tranquil space away from the busy Brighton Road. Overall, the proposed impact upon the significance of the Listed Building is considered to be neutral.

5.15 Step 4 – Maximising Enhancement and Minimising Harm: The use of green landscaping, sensitively designed interface between the landscaping and built development, combined with the creation of public footpaths within the landscaped area, will lead to a neutral impact upon the significance of the Grade II Listed Building.

5.16 Step 5 – Documenting Decisions and Monitoring Outcomes: The impact upon the significance of the Grade II Listed Building is considered to be neutral.

St. John's College

5.17 Stage 1 – Identification of Heritage Assets: The designated heritage asset which could potentially be impacted by the current development proposals is the Grade II* Listed St. John's College) located approximately 420m to the east of the study site.

5.18 Stage 2 – Assessing Setting and Contribution to Significance: In the first instance, to establish the key aspects which contribute to the significance of the Listed Building the guidance presented in Historic England's 2008 document *Conservation Principles, Policies and Guidance*, in the form of evidential, historical, aesthetic, and communal value will be applied.

5.19 The significance of the asset derives from its evidential value due to the earliest fabric of the building dating to the 17th century, while the main building itself was constructed in 1833-35. Substantial significance derives from the assets aesthetic value through a combination of strong architectural design which the listing statement acknowledges being a *good example of a Tudor Gothic mansion*, combined with the building being located within its own extensive parkland and the tranquillity and space this generates to appreciate such a structure. Historical value will be derived from the documents which survive recording the occupants and use of the building through time, as well as group value with its associated Grade II Listed wall and gates to the south, as well as non-designated elements such as West Lodge and Coolhurst Farm. Due to the lack of public access, the asset has no notable communal value.

5.20 The setting of the Grade II* Listed house is focused upon the grounds adjacent to the St. John's College as well as it's well-kept historic parkland along Doomsday Lane to the west and Brighton Road to the south is defined by strong vegetated boundaries and fence lines. A Grade II Listed wall and gates to the south of the college building control access to the main driveway to the college from Brighton Road. This setting contributes to the significance of the asset as this is where the age and design of the building can be appreciated, with the parkland providing a strong historical context to the function of the asset and its evidential value. It also provides a tranquil environment that enhances the aesthetic value of the asset. The parkland also provides context to the historical values of the structure.

5.21 Step 3 – Assessing the Effect of the Proposed Development on the Significance of the Asset: The proposed development comprises the construction of residential properties to the west of Doomsday Lane, incorporating a large area of green open space in the southeast corner of the study site. Due to the distance between the study site and the Grade II * Listed St. John's College, in addition to the boundary vegetation present along Doomsday Lane, there is no intervisibility between the asset and the study site, nor is the study site located within the setting of the asset. On this basis, the development proposals are considered to have no impact to the setting or significance of the Grade II* Listed Building.

5.22 Step 4 – Maximising Enhancement and Minimising Harm: The development proposals are considered to have no impact to the setting or significance of the Grade II* Listed Building.

5.23 Step 5 – Documenting Decisions and Monitoring Outcomes: The development proposals are considered to have no impact to the setting or significance of the Grade II* Listed Building.

Gates, Gate Piers and Stone Wall of St. John's College, to Southwest of the House

- 5.24 Stage 1 – Identification of Heritage Assets: The designated heritage asset which could potentially be impacted by the current development proposals is the Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College located c200m to the southwest of the study site.
- 5.25 Stage 2 – Assessing Setting and Contribution to Significance: In the first instance, to establish the key aspects which contribute to the significance of the Listed Building the guidance presented in Historic England's 2008 document *Conservation Principles, Policies and Guidance*, in the form of evidential, historical, aesthetic, and communal value will be applied.
- 5.26 The significance of the asset derives from its evidential value due to the construction of the walls and gate in the 17th century, contemporary with the earlier mansion. Aesthetic value is contributed through the assets strong architectural design including the wrought iron gates. Historical value derives from design as potentially being attributed to P F Robinson, while there is clear group value with the Grade II* Listed St. John's College itself. As the asset is privately owned there is no notable communal value.
- 5.27 The setting of the Grade II Listed structure is in keeping as its role as controlling access to the main house and parkland from the south, as such its setting is related to southern grounds of the parkland, St. John's College, and the short part of Brighton Road from which the wall and gates can be seen and appreciated. This setting contributes to the significance of the asset as it is from this space where the age and design of the features can be seen and appreciated relating to its evidential and aesthetic value. The southern parkland also provides context to the historical value of the structure, and group value with the asset and St. John's College.
- 5.28 Step 3 – Assessing the Effect of the Proposed Development on the Significance of the Asset: The proposed development comprises the construction of residential properties to the west of Doomsday Lane, incorporating a large area of green open space in the southeast corner of the study site. Due to the distance between the study site and the Grade II Listed Gates, Gate Piers and Stone Wall of St. John's College, and intervening vegetation, there is no intervisibility between the asset and the study site, nor is the study site located within the setting of the asset. On this basis, the development proposals are considered to have no impact to the setting or significance of the Grade II Listed structure.
- 5.29 Step 4 – Maximising Enhancement and Minimising Harm: The development proposals are considered to have no impact to the setting or significance of the Grade II* Listed Building.
- 5.30 Step 5 – Documenting Decisions and Monitoring Outcomes: The development proposals are considered to have no impact to the setting or significance of the Grade II* Listed Building.
- 5.31 Due to the distance, intervening topography, and the lack of intervisibility between the study site the Scheduled Monument and the remaining Listed Buildings within the study area, it is considered that the development proposal will not have an impact on the setting or significance of these assets.

Review of Potential Development Impacts on Non-Designated Assets

Locally Listed Buildings

- 5.32 There is one Locally Listed building within the 1km study area, namely Highridge residential property on Kerves Lane, located c320m to the southwest of the study site. Due to the distance, intervening topography, and the lack of intervisibility between the study site and Highridge, it is considered that the development proposal will not have an impact on the setting or significance of this assets.

West Lodge

- 5.33 Owing to the presence of West Lodge on the late 19th century mapping the lodge building can be considered a non-designated heritage assets of low (local) significance. Its significance is principally likely to derive from the evidential associated with the age and fabric of the building. The property also possesses group value with Coolhurst Farm and the Grade II* St. John's College due to it's function of controlling access into the Coolhurst Park. It's immediate setting is limited to the parkland to the east from which it can be seen, as well as Domesday Road from which it would have controlled access. The agricultural land to the west of West Lodge falls within the wider setting of the asset providing historic context to the asset. Significance will derive from the area within the age of the lodge building can be seen and appreciated, which is principally from within the park grounds, and a limited area of Domesday Lane and agricultural land present within the study site. The proposed development will introduce modern built forms within the wider setting which will create visual distractions to the appreciation of the evidential values of the asset, whereas the creation of green space and public access will encourage greater public appreciated of said evidential values away from the Domesday Lane. Overall, it is considered that the development proposals will have a neutral impact upon the setting of the asset.

Coolhurst Farm

- 5.34 Coolhurst Farm appears on the late 18th century mapping, on which basis the farm buildings can be considered non-designated heritage assets of low (local) significance, although it is not clear if the existing buildings date to this period or are later constructions. Their significance is principally likely to derive from the evidential associated with the age and fabric of the buildings. Group value can be attributed to the other historic buildings within Coolhurst parkland. The setting of Coolhurst Farm is principally informed by the farm complex developing a subservient role to Coolhurst House (no St. John's College) and being located within the college's existing parkland. Significance will be derived from this setting as it will allow appreciation of the evidential value of the farm buildings, in addition to the asset's historical relationship with the other historic buildings within the parkland. On this basis the proposals will be located outside of the farm's setting, and combined limited to no intervisibility between the asset and the proposals indicates the proposed development will have no impact upon the setting or significance of Coolhurst Farm.

Hedgerows

- 5.35 The existing hedgerows within the study site boundary have been identified as potential historic hedgerows of local significance. Proposed impacts to such hedgerows are likely to be limited to the removal of short sections to facilitate access, the riverside walk and associated ground/drainage works. If extensive hedgerow removal is likely to occur beyond that anticipated in this planning application, then additional mitigation could be required.

Archaeology

- 5.36 Within the study site there is considered to be a low archaeological potential for all archaeological periods.
- 5.37 Due to the low archaeological potential identified, supported by the results of a geophysical survey, it is considered that if a programme of archaeological trial trenching is required, such a programme could be secured by means of an appropriately worded planning condition attached to the granting of planning consent.

6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Hornbrook Farm, Brighton Road, Horsham has been reviewed for its heritage potential.
- 6.2 In accordance with central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the heritage potential of the study area.
- 6.3 There are multiple Listed Buildings and a Scheduled Monument within the 1km study area, including the Grade II Listed Magpie House c30m to the south of the study site. The potential development impacts associated with these designated assets have been reviewed and it is considered that the development proposals will have either a neutral impact or no impact to the significance of these designated assets and their settings.
- 6.4 In terms of other designated heritage assets, no World Heritage Sites, Registered Park and Gardens, Historic Battlefields Protected Wreck Sites, or Conservation Areas lie within the study site or the study area.
- 6.5 The development proposals will not have an impact upon any Locally Listed or non-designated built heritage assets within the study area.
- 6.6 The study site is not located in an area of designated archaeological priority.
- 6.7 A geophysical survey was undertaken in February 2025 in order to further evaluate the archaeological potential of the study site. The geophysical survey identified anomalies associated with historical and modern agricultural activity, modern disturbance, natural features, and several indistinct anomalies of undetermined origin. No anomalies of certain archaeological origin were identified.
- 6.8 The development proposals comprise the construction of a residential development, incorporating an area of public open space within the southeast corner of the study site.
- 6.9 Agricultural activity from the Post-Medieval period onwards is considered likely to have had a moderate, but widespread, negative impact on below ground archaeological deposits.
- 6.10 The existing hedgerows within the study site boundary have been identified as potential historic hedgerows of local significance. Proposed impacts to such hedgerows are likely to be limited to the removal of short sections to facilitate access, the riverside walk and associated ground/drainage works. If extensive hedgerow removal is likely to occur beyond that anticipated in this planning application, then additional mitigation could be required.
- 6.11 Within the study site there is considered to be a low potential for all periods of archaeological activity. Any archaeological remains present within the study site would be considered of no more than of local significance.
- 6.12 Due to the low archaeological potential identified, supported by the results of a geophysical survey, it is considered that if a programme of archaeological trial trenching is required, such a programme could be secured by means of an appropriately worded planning condition attached to the granting of planning consent.

Sources Consulted

General

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The National Archive

Internet

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Cartographic

1724 Richard Budgen's Map of Sussex

1795 William Gardner and Thomas Gream Map of Sussex

1797 Ordnance Survey Drawing

1813 Ordnance Survey (Old Series)

1851 Horsham Tithe Map

1897 Ordnance Survey

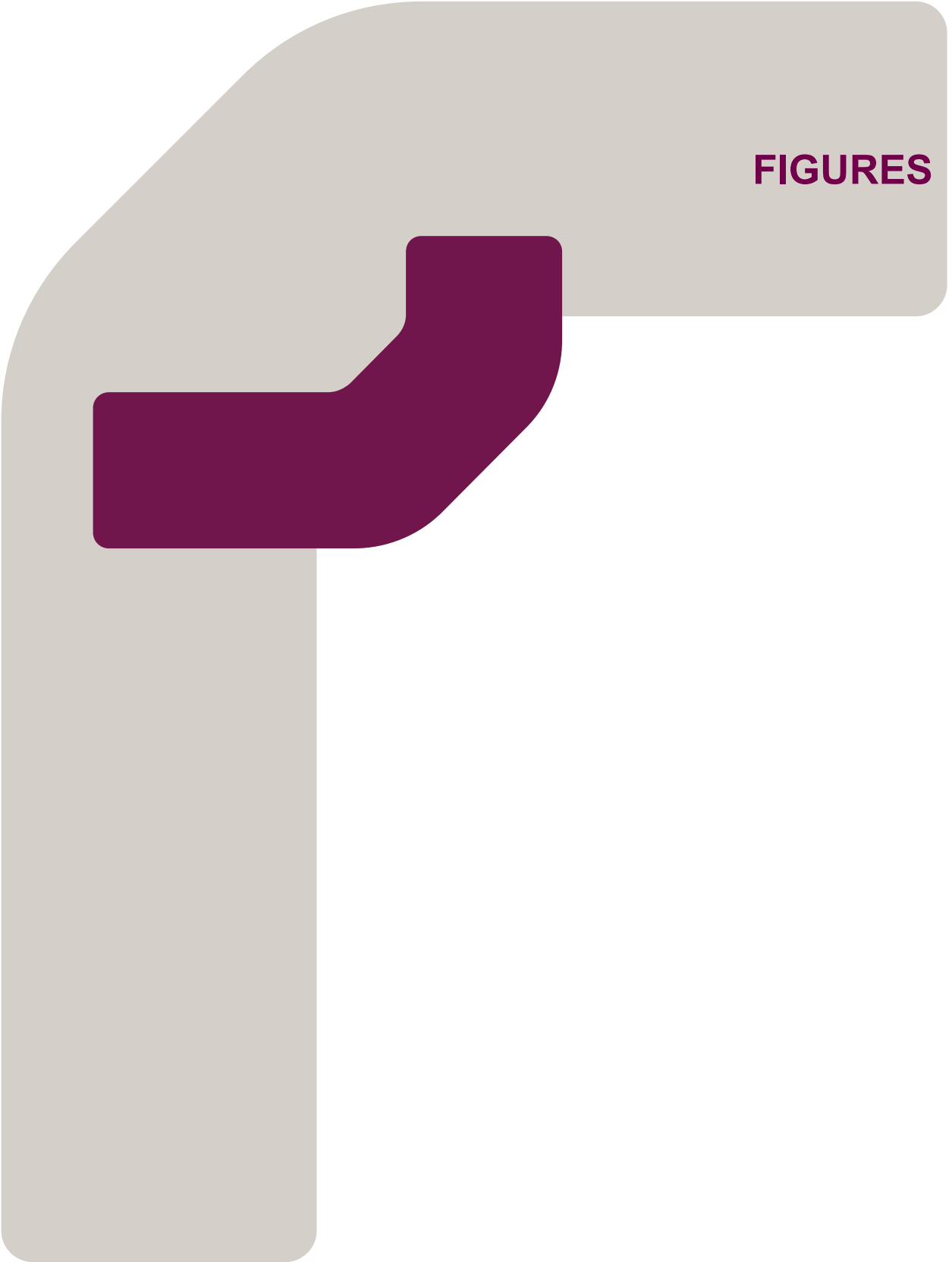
1911 Ordnance Survey

1964-77 Ordnance Survey

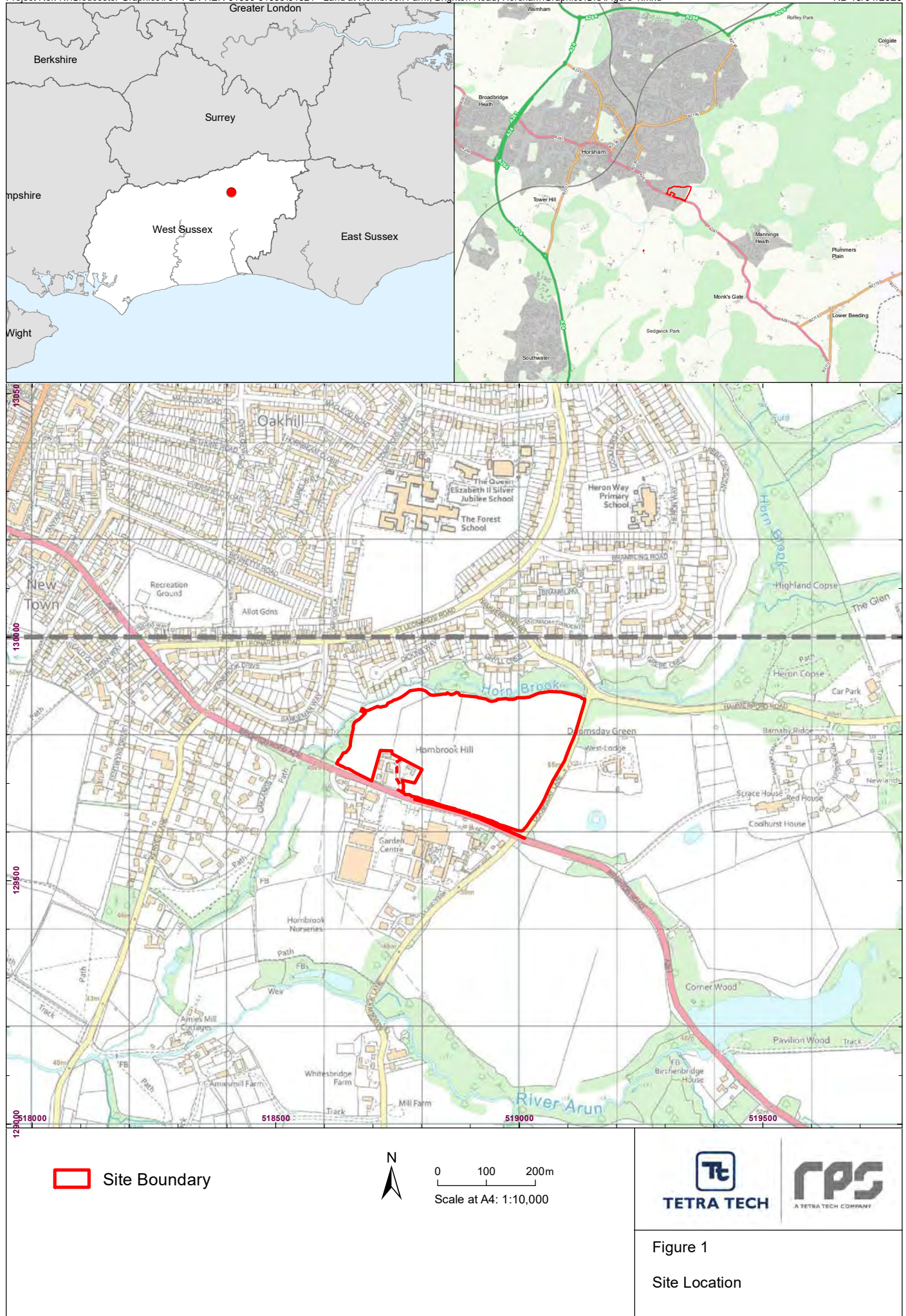
1993 Ordnance Survey

2007 Google Earth Image

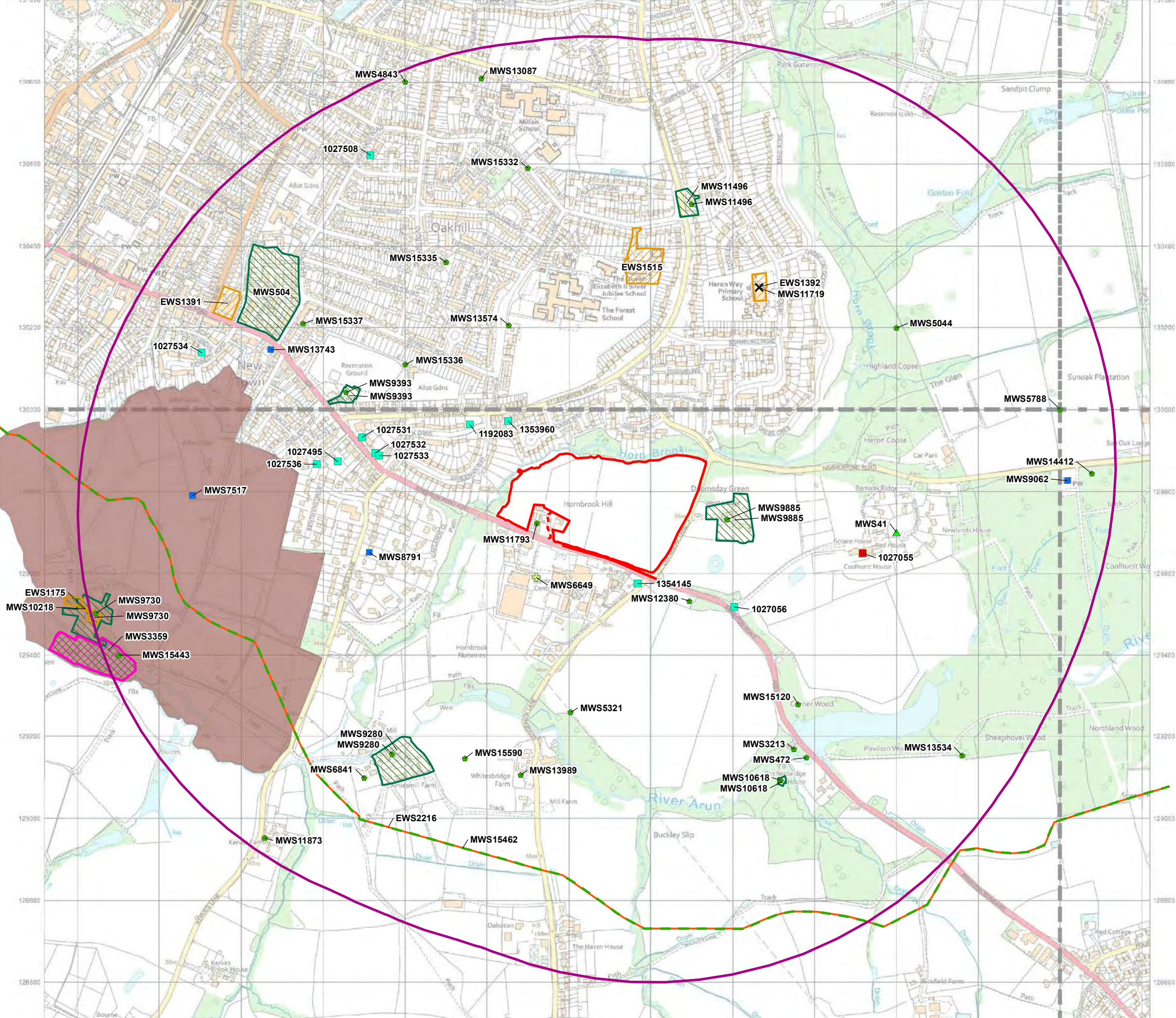
2024 Google Earth Image



FIGURES



Project Ref: N:\Gloucester Graphics\794-PLN-HER-01000-01999\01321 - Land at Hornbrook Farm, Brighton Road, Horsham\Graphics\GISHER Plot.mxd



Legend

Site Boundary

1km Search Radius

Designated Heritage Assets:

Listed Buildings

II*

II

Scheduled Monument

1021446 - Moated site and fishponds 15m south of Chesworth House

Non-designated Heritage Assets:

HER Features Points

Monuments

Findspots

Buildings

Landscape

Negative Evidence

HER Features Lines

Monuments

HER Features Polygons

Monuments

Archaeological Notification Areas

DWS8533 - Chesworth House Medieval Moated Site and surrounding area, Horsham

Previous Archaeological Work:

HER Events Lines

HER Events Polygons

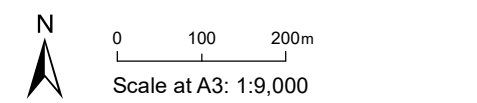


Figure 2a

Summary of cultural heritage assets (Data from the West Sussex HER)

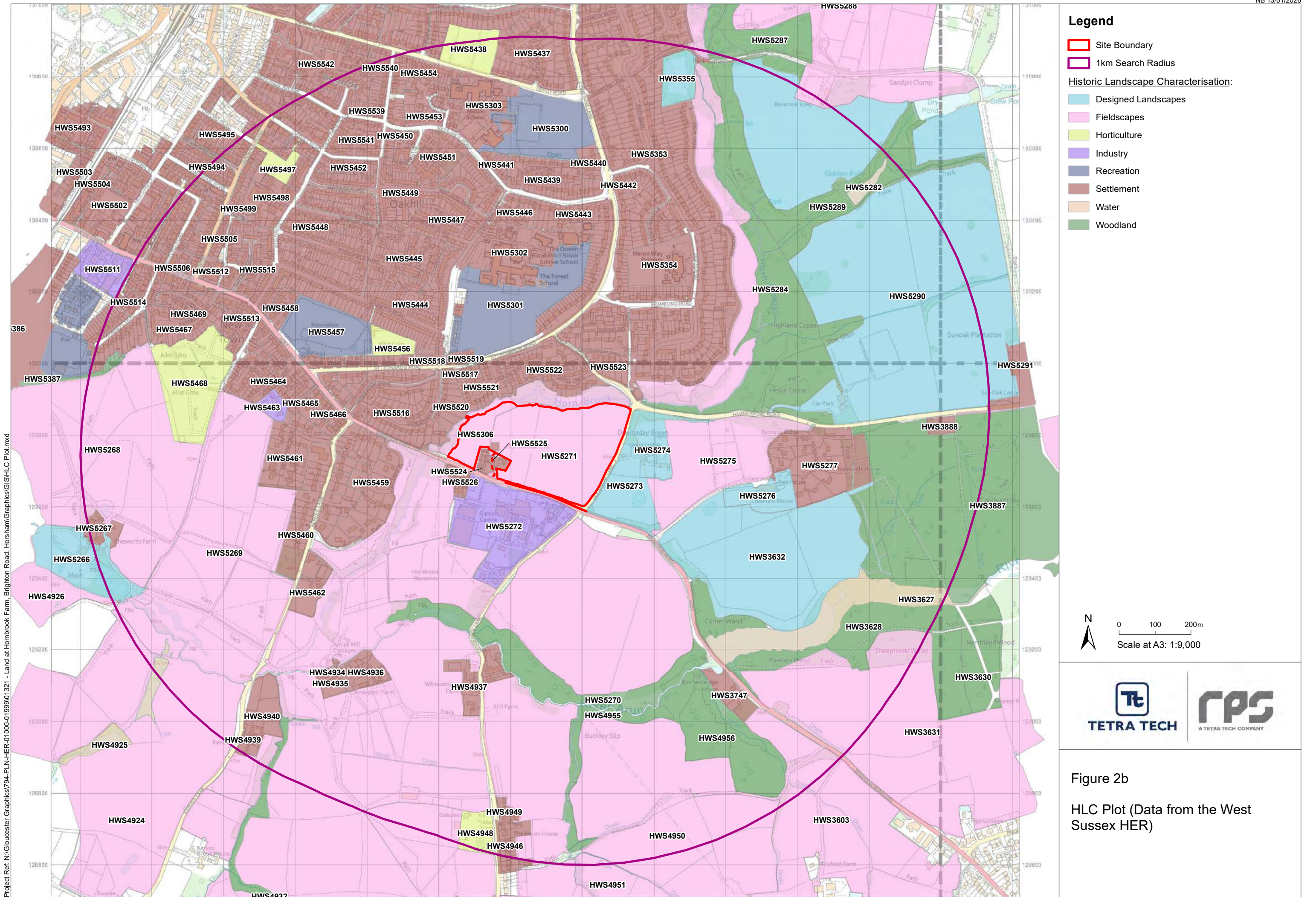


Figure 2b

HLC Plot (Data from the West Sussex HER)



○ Approximate site location



Not to Scale
Illustrative Only



Figure 3
1724 Richard Budgen's Map of
Sussex

N:\Gloucester Graphics\794-PLN-HER-01000-01999\01321 - Land at Hornbrook Farm, Brighton Road, Horsham\Graphics\CAD\Figures.dwg

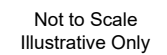


Figure 4

1795 William Gardner and
Thomas Gream Map of Sussex



 Approximate site location



Not to Scale
Illustrative Only



Figure 5
1797 Ordnance Survey Drawing

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 Approximate site location



Not to Scale
Illustrative Only



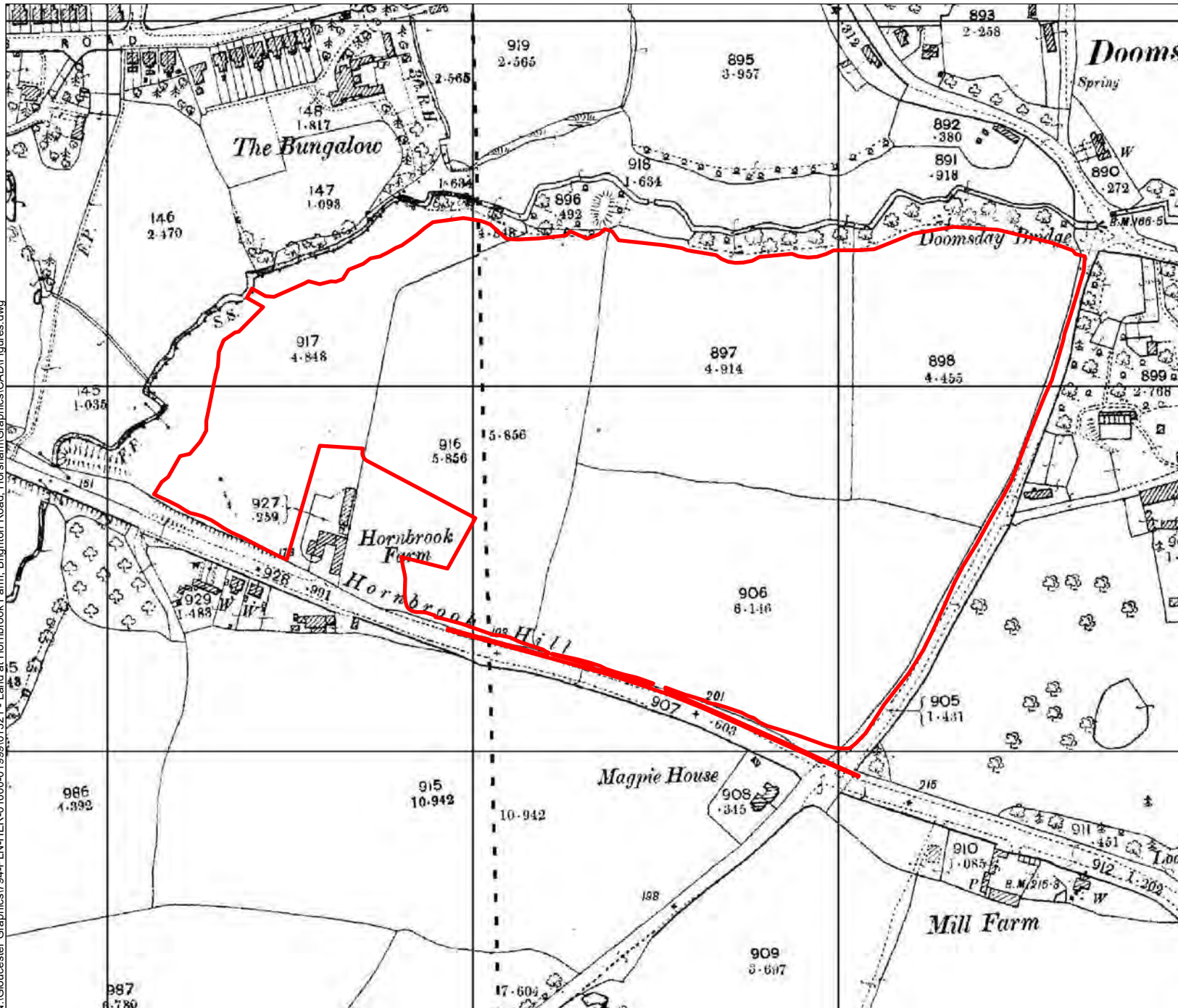
Figure 6

1813 Ordnance Survey (Old Series)



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 Site Boundary

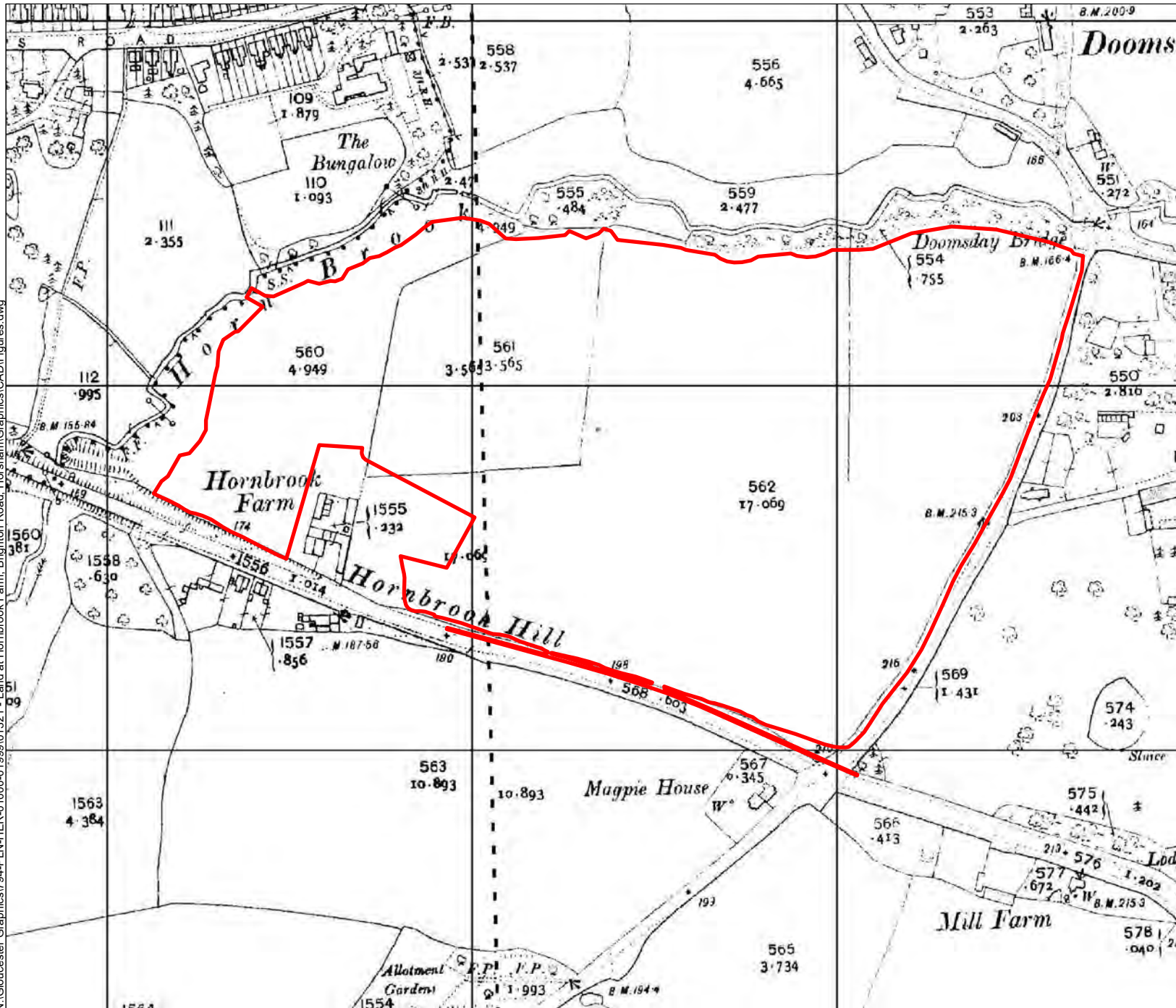


0 25 50m
Scale at A4: 1:3,000



Figure 8
1897 Ordnance Survey Map

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Site Boundary

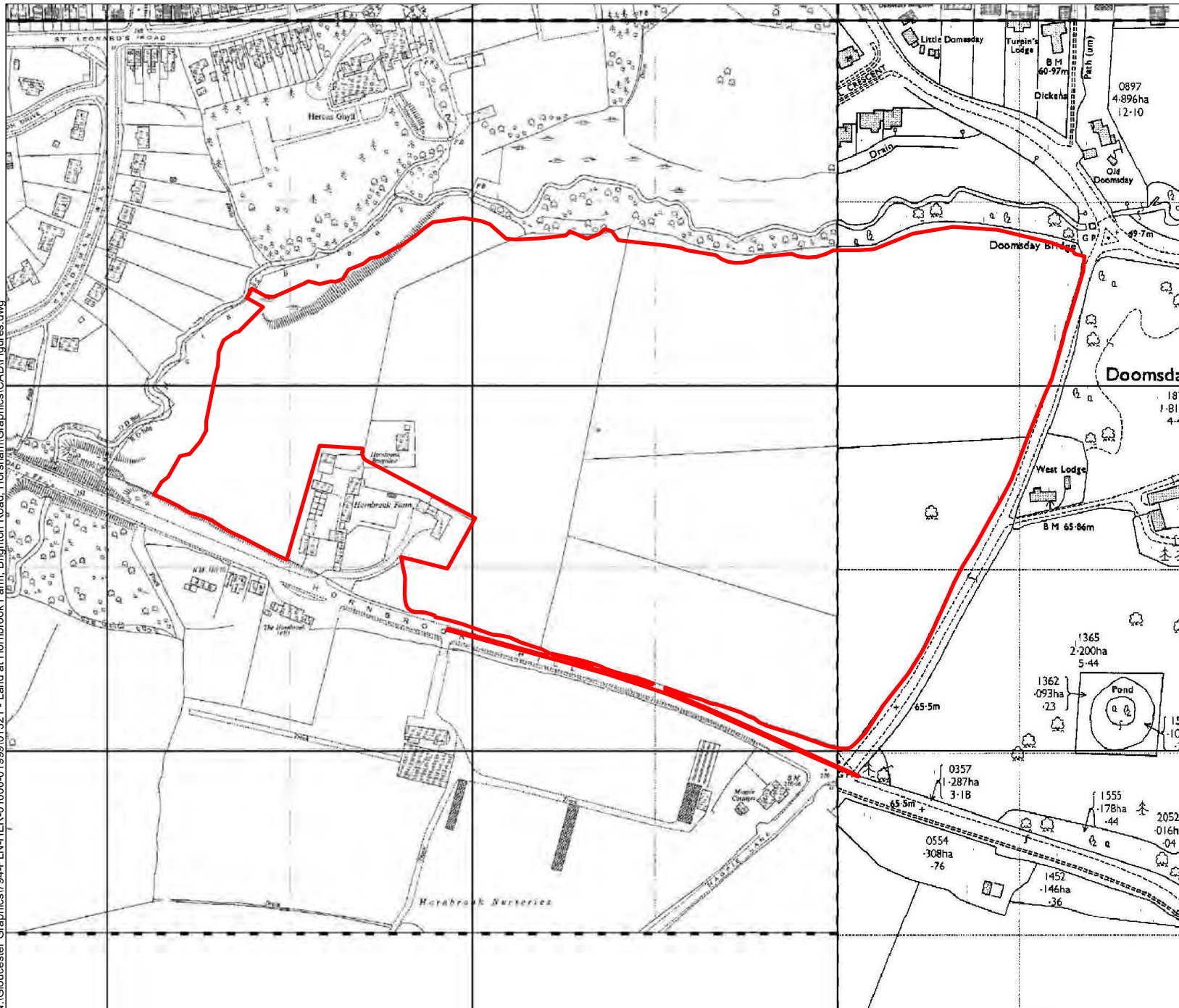


0 25 50m
Scale at A4: 1:3,000



Figure 9
1911 Ordnance Survey Map

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Site Boundary



0 25 50m
Scale at A4: 1:3,000



Figure 10
1964-1977 Ordnance Survey Map

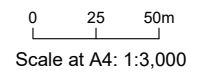


Figure 11

1993 Ordnance Survey Map

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 Site Boundary



0 25 50m
Scale at A4: 1:3,000



Figure 12

2007 Google Earth Image

N:\Gloucester Graphics\794-PLN-HER-01000-01999\01321 - Land at Hornbrook Farm, Brighton Road, Horsham\Graphics\CAD\Figures.dwg



 Site Boundary



0 25 50m
Scale at A4: 1:3,000



Figure 13

2024 Google Earth Image



Legend

Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
03.02.2021 - 09.03.2021

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



0 25 50m
Scale at A3: 1:2,000



Figure 14

LiDAR Plot

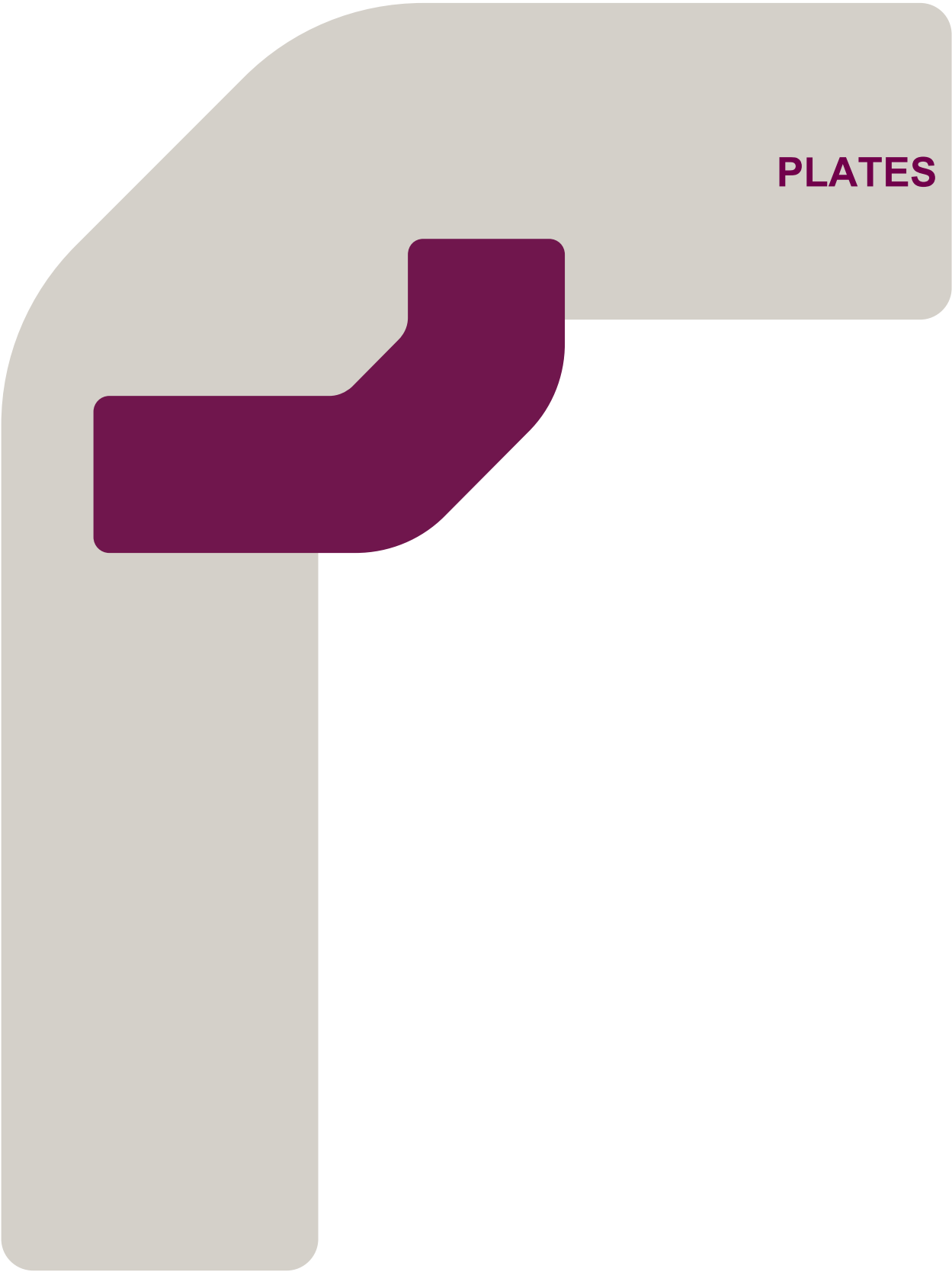




Plate 1: General View of Western Part of the Study Site Looking North



Plate 2: General View of The Central Study Site Looking Northeast



Plate 3: General View of Eastern Part of the Study Site Looking West



Plate 4: View of the Southern Two Buildings at Hornbrook Farm Looking Southeast



Plate 5: View of Magpie House from the Eastern Part of the Study Site Looking South



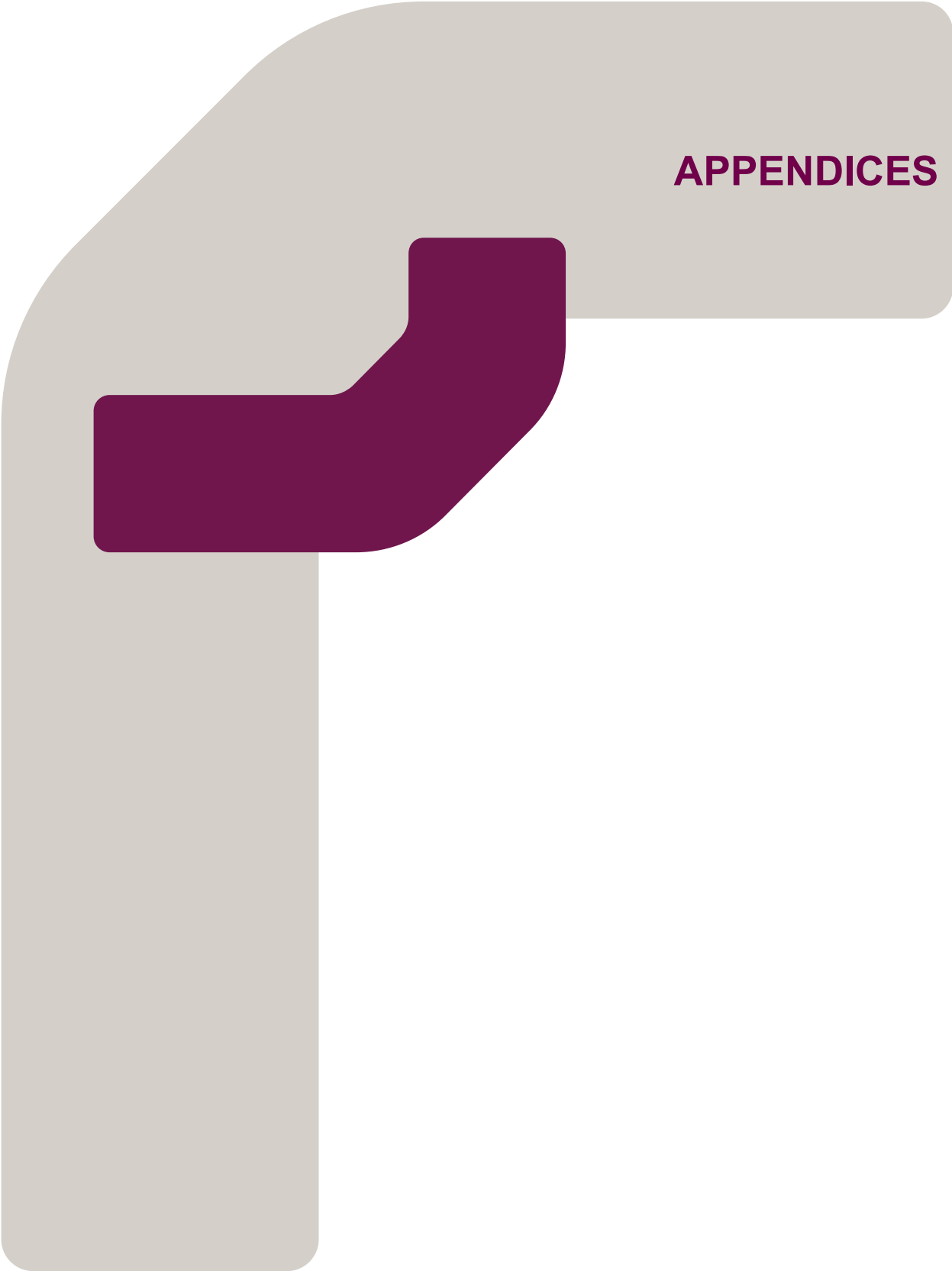
Plate 6: View of Magpie House from Sedgewick Lane



Plate 7: View of West Lodge from the Study Site Boundary with Doomsday Lane



Plate 8: General View of the Eastern Doomsday Lane Boundary from the Study Site



APPENDICES

Appendix 1

St. John's College NHLE Listing

Official list entry

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1027055

Date first listed:

22-Sep-1959

Date of most recent amendment:

28-Nov-1980

List Entry Name:

ST JOHN'S COLLEGE

Statutory Address 1:

ST JOHN'S COLLEGE, BRIGHTON ROAD

Location

Statutory Address:

ST JOHN'S COLLEGE, BRIGHTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Horsham (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

TQ 19518 29649

Details

HORSHAM RURAL BRIGHTON ROAD 1. 5404 St John's College (formerly listed as Coolhurst) TQ 12 NE 12/306 22.9.59.

II*

2. The oldest portion of the building is the back part of the former service wing. This is C17, Stone and red brick. The main building is a Tudor Gothic mansion built by Maria, Marchioness of Northampton in 1833-5. Architect P F Robinson. Two storeys. Five windows. Faced with Roman cement. Horsham slab roof. Two bays of 6-lights on both floors with gables over surmounted by finials. Parapet between containing Gothic lettering. Casement windows of 2 or 3-lights with dripstones over. Square bay of five-

lights on ground floor with pierced parapet. Ground floor addition of library with slate roof at west end. Service wing set back at east end with a gable in cottage Gothic style with cusped bargeboards. On the entrance front there is a 3-storeyed tower over the doorway with an empty niche on first floor and gable with small oriel to east of this. Good example of a Tudor Gothic mansion.

Listing NGR: TQ1951829649

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

299213

Legacy System:

LBS

.

Appendix 2

Gate, Gate Piers, and Stone Wall of St John's College, to South West of House NHLE Listing

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1027056

Date first listed:

28-Nov-1980

List Entry Name:

GATES, GATE PIERS AND STONE WALL OF ST JOHN'S COLLEGE, TO SOUTH WEST OF THE HOUSE

Statutory Address 1:

GATES, GATE PIERS AND STONE WALL OF ST JOHN'S COLLEGE, TO SOUTH WEST OF THE HOUSE, BRIGHTON ROAD

Location

Statutory Address:

GATES, GATE PIERS AND STONE WALL OF ST JOHN'S COLLEGE, TO SOUTH WEST OF THE HOUSE, BRIGHTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Horsham (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

TQ 19204 29518

Details

HORSHAM RURAL BRIGHTON ROAD 1. 5404 Gates, gate piers and stone wall of St John's College, to south-west of the house TQ 12 NE 12/306A

II

2. C17 and probably designed by P F Robinson. It originally adjoined a Lodge. Carriage gateway with wrought iron gates flanked by panelled stone piers surmounted by handstone terminals above the cornice consisting of 4 dolphins with a shell between them holding up a ball cap. Two round-headed pedestrian arches at an angle to this with impost, keystones and cornices over. Stone wall at each side also at an angle.

Listing NGR: TQ1920429518

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

299214

Legacy System:

LBS

Appendix 3

Magpie House NHLE Listing

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1354145

Date first listed:

28-Nov-1980

List Entry Name:

MAGPIE HOUSE

Statutory Address 1:

MAGPIE HOUSE, MAGPIE LANE

Location

Statutory Address:

MAGPIE HOUSE, MAGPIE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Horsham (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

TQ 18968 29575

Details

HORSHAM RURAL MAGPIE LANE 1. 5404 Magpie House TQ 12 NE 12/307

II

2. Circa 1830. T-shaped building. Two storeys. Two windows. Slate roof. Casement windows with dripstones over. Gable to east wing with scalloped bargeboards. Gabled porch to north. Gabled dormer to south.

Listing NGR: TQ1896829575

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

299230

Legacy System:

LBS

Appendix 4

Geophysical Survey Report



**magnitude
surveys**

**Geophysical Survey Report
Land at Hornbrook Farm,
Horsham**

**For
RPS Consulting Ltd**

Magnitude Surveys Ref: MSTQ1963

March 2025



magnitude surveys

3 Captain Street

Bradford

BD1 4HA

01274 926020

info@magnitudesurveys.co.uk

Report By:

Hamza Aslam BSc (Hons) MSc PCIfA

Report Approved By:

Dr Paul S. Johnson FSA MCIfA

Issue Date:

14 March 2025

Abstract

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 9.2ha area of land at Hornbrook Farm, Horsham. A fluxgate gradiometer survey was successfully completed across the survey area. The geophysical survey has identified anomalies of agricultural, modern, natural and undetermined origins. Historical agricultural activities were identified through the presence of former mapped field boundaries. Modern agricultural activities were identified as agricultural trends and drainage. An anomaly interpreted as modern in origin has been identified in the location of a former structure. Natural features have been recorded, which are likely due to variations in bedrock geology. Numerous weakly enhanced anomalies were identified throughout the survey area which have been classified as undetermined. Modern interference is present in the form of magnetic disturbance, limited to field edges and caused by underground services and metal fencing.

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1. Introduction

- 1.1. Magnitude Surveys Ltd (MS) was commissioned by RPS Consulting Ltd to undertake a geophysical survey over a c. 9.2ha area of predominantly agricultural land at Hornbrook Farm, Horsham (TQ 18881 29783).
- 1.2. The geophysical survey comprised hand-pulled cart-mounted, and hand-carried GNSS-positioned fluxgate gradiometer survey. Magnetic survey is the standard primary geophysical method for archaeological applications in the UK due to its ability to detect a range of different features. The technique is particularly suited for detecting fired or magnetically enhanced features, such as ditches, pits, kilns, sunken featured buildings (SFBs) and industrial activity (David *et al.*, 2008).
- 1.3. The survey was conducted in line with the current best practice guidelines produced by Historic England (David *et al.*, 2008), the Chartered Institute for Archaeologists (CIfA, 2020) and the European Archaeological Council (Schmidt *et al.*, 2015).
- 1.4. It was conducted in line with a WSI produced by MS (Terry, 2025).
- 1.5. The survey commenced on 24-2-2025 and took 2 days to complete.

2. Quality Assurance

- 2.1. Magnitude Surveys is a Registered Organisation of the Chartered Institute for Archaeologists (CIfA), the chartered UK body for archaeologists, and a corporate member of ISAP (International Society for Archaeological Prospection).
- 2.2. The directors of MS are involved in cutting edge research and the development of guidance/policy. Specifically, Dr Chrys Harris has a PhD in archaeological geophysics from the University of Bradford, is a Member of CIfA and was the Vice-Chair of the International Society for Archaeological Prospection (ISAP); Finnegan Pope-Carter has an MSc in archaeological geophysics and is a Fellow of the London Geological Society, as well as a member of GeoSIG (CIfA Geophysics Special Interest Group); Dr Paul Johnson has a PhD in archaeology from the University of Southampton, is a Fellow of the Society of Antiquaries of London and a Member of CIfA, has been a member of the ISAP Management Committee since 2015, and is currently the chair of the Archaeological Prospection Community of the European Archaeological Association.
- 2.3. All MS managers, field and office staff have degree qualifications relevant to archaeology or geophysics and/or field experience.

3. Objectives

- 3.1. The objective of this geophysical survey was to assess the subsurface archaeological potential of the survey area.

4. Geographic Background

4.1. The survey area was located c. 1.5km southeast of Horsham village (Figure 1). Gradiometer survey was undertaken across 3 fields under arable and pasture conditions. The survey area was bordered by Hornbrook to the north, Doomsday Lane to the east, the A281 to the south and a housing estate to the west (Figure 2).

4.2. Survey considerations:

Survey Area	Ground Conditions	Further Notes
1	Survey area consisted of a pastureland.	The survey area was enclosed by metal fencing on all sides, with a hedgerow marking the southern boundary. A small section in the north was unsurveyable due to overgrown vegetation.
2	Survey area consisted of a pastureland.	The survey area was bordered by hedgerow to the north and a line of trees to the east. The south and west were bordered by a metal fencing.
3	Arable field gently sloping to the north.	The survey area was bordered by a hedgerow to the north and east, and by metal fencing along the south and west. A ditch ran in a north-south direction to the east.

4.3. The underlying geology comprises of interbedded sandstone, siltstone and mudstone of upper Tunbridge wells. No superficial deposit are recorded in the survey area (British Geological Survey, 2025).

4.4. The soils consist of freely draining slightly acidic and loamy soil (Soilscapes, 2025).

5. Archaeological Background

5.1. The following is a summary of a Desk Based Assessment of land at Hornbrook Farm, Horsham, West Sussex produced and provided by RPS Consulting Ltd (Clarke, 2025).

5.2. An isolated Neolithic stone axe was discovered at Holbrook Nurseries in 1969, c. 100m south of the survey area (MWS6649, TQ 1872 2959).

5.3. The Mannings Heath to Horsham pipelines, situated c. 800m south of the survey area, underwent an archaeological investigation in 2023 and identified archaeological features included a single prehistoric pit, along with several medieval ditches, gullies and pits (EWS2216, TQ 1880 2936)

5.4. A review of the HER data indicates that the only recorded focal point for Medieval activity within the survey area relates to the scheduled Medieval moat and fishponds at Chesworth House c. 900m to the southwest of the survey area. Documentation indicates that the moat and fishponds had been constructed by the early 14th century.

5.5. A former watermill, believed to have existed since at least A.D. 1410, is recorded as being situated approximately c. 750m southwest of the survey area (MWS6841, TQ 183 291).

6. Methodology

6.1. Data Collection

6.1.1. Magnetometer surveys are generally the most cost effective and suitable geophysical technique for the detection of archaeology in England. Therefore, a magnetometer survey should be the preferred geophysical technique unless its use is precluded by any specific survey objectives or the site environment. For this site, no factors precluded the recommendation of a standard magnetometer survey. Geophysical survey therefore comprised the magnetic method as described in the following section.

6.1.2. Geophysical prospection comprised the magnetic method as described in the following table.

6.1.3. Table of survey strategies:

Method	Instrument	Traverse Interval	Sample Interval
Magnetic	Bartington Instruments Grad-13 Digital Three-Axis Gradiometer	1m	200Hz reprojected to 0.125m

6.1.4. The magnetic data were collected using MS' bespoke hand-pulled, hand-carried GNSS-positioned system.

6.1.4.1. MS' hand-carried system was comprised of Bartington Instruments Grad 13 Digital Three-Axis Gradiometers. Positional referencing was through a multi-channel, multi-constellation GNSS Smart Antenna RTK GPS outputting in NMEA mode to ensure high positional accuracy of collected measurements. The RTK GPS is accurate to 0.008m + 1ppm in the horizontal and 0.015m + 1ppm in the vertical.

6.1.4.2. Magnetic and GPS data were stored on an SD card within MS' bespoke datalogger. The datalogger was continuously synced, via an in-field Wi-Fi unit, to servers within MS' offices. This allowed for data collection, processing and visualisation to be monitored in real-time as fieldwork was ongoing.

6.1.4.3. A navigation system was integrated with the RTK GPS, which was used to guide the surveyor. Data were collected by traversing the survey area along the longest possible lines, ensuring efficient collection and processing.

6.2. Data Processing

6.2.1. Magnetic data were processed in bespoke in-house software produced by MS. Processing steps conform to the EAC and Historic England guidelines for 'minimally enhanced data' (see Section 3.8 in Schmidt *et al.*, 2015: 33 and Section IV.2 in David *et al.*, 2008: 11).

Sensor Calibration – The sensors were calibrated using a bespoke in-house algorithm, which conforms to Olsen *et al.* (2003).

Zero Median Traverse – The median of each sensor traverse is calculated within a specified range and subtracted from the collected data. This removes striping effects caused by small variations in sensor electronics.

Projection to a Regular Grid – Data collected using RTK GPS positioning requires a uniform grid projection to visualise data. Data are rotated to best fit an orthogonal grid projection and are resampled onto the grid using an inverse distance-weighting algorithm.

Interpolation to Square Pixels – Data are interpolated using a bicubic algorithm to increase the pixel density between sensor traverses. This produces images with square pixels for ease of visualisation.

6.3.Data Visualisation and Interpretation

- 6.3.1.This report presents the gradient of the sensors' total field data as greyscale images. The gradient of the sensors minimises external interferences and reduces the blown-out responses from ferrous and other high contrast material. However, the contrast of weak or ephemeral anomalies can be reduced through the process of calculating the gradient. Consequently, some features can be clearer in the respective gradient or total field datasets. Multiple greyscale images of the gradient and total field at different plotting ranges have been used for data interpretation. Greyscale images should be viewed alongside the XY trace plot (Figure 5). XY trace plots visualise the magnitude and form of the geophysical response, aiding anomaly interpretation.
- 6.3.2.Geophysical results have been interpreted using greyscale images and XY traces in a layered environment, overlaid against open street maps, satellite imagery, historical maps, LiDAR data, and soil and geology maps. Google Earth (2025) was also consulted, to compare the results with recent land use.
- 6.3.3.Geodetic position of results – All vector and raster data have been projected into OSGB36 (ESPG27700) and can be provided upon request in ESRI Shapefile (.SHP) and Geotiff (.TIF) respectively. Figures are provided with raster and vector data projected against OS Open Data.

7. Results

7.1. Qualification

7.1.1. Geophysical results are not a map of the ground and are instead a direct measurement of subsurface properties. Detecting and mapping features requires that said features have properties that can be measured by the chosen technique(s) and that these properties have sufficient contrast with the background to be identifiable. The interpretation of any identified anomalies is inherently subjective. While the scrutiny of the results is undertaken by qualified, experienced individuals and rigorously checked for quality and consistency, it is often not possible to classify all anomaly sources. Where possible, an anomaly source will be identified along with the certainty of the interpretation. The only way to improve the interpretation of results is through a process of comparing excavated results with the geophysical reports. MS actively seek feedback on their reports, as well as reports from further work, in order to constantly improve our knowledge and service.

7.2. Discussion

7.2.1. The geophysical results are presented in combination with satellite imagery and historical maps (Figure 6).

7.2.2. The fluxgate gradiometer survey has generally responded well to the environment of the survey area. The geophysical survey has identified anomalies of agricultural, modern, natural and undetermined origin. Modern interference in the form of magnetic disturbance is limited to field edges.

7.2.3. Weakly enhanced, linear anomalies highlighting the use of the landscape for agricultural activities have been identified as former mapped field boundaries. Anomalies indicative of modern agricultural practices were also identified and categorised as drains and agricultural trends visible in satellite imagery.

7.2.4. A modern anomaly has been identified in Area 2, overlapping with the site of a house that was recently demolished and visible in satellite imagery.

7.2.5. Natural anomalies have been identified in the form of spreads and highlighting the variations of changes in bedrock geology (see section 4.3).

7.2.6. A series of anomalies have been identified across the survey area and categorised as "Undetermined". These anomalies exhibit inconsistent shapes and/or magnetic signals that do not strongly suggest a specific origin.

7.2.7. General Statements

7.2.7.1. Geophysical anomalies will be discussed broadly as classification types across the survey area. Only anomalies that are distinctive or unusual will be discussed individually.

7.2.7.2. **Ferrous (Spike)** – Discrete dipolar anomalies are likely to be the result of isolated pieces of modern ferrous debris on or near the ground surface.

- 7.2.7.3. **Magnetic Disturbance** – The strong anomalies produced by extant metallic structures, typically including fencing, pylons, vehicles and service pipes, have been classified as ‘Magnetic Disturbance’. These magnetic ‘haloes’ will obscure weaker anomalies relating to nearby features, should they be present, often over a greater footprint than the structure causing them.
- 7.2.7.4. **Undetermined** – Anomalies are classified as Undetermined when the origin of the geophysical anomaly is ambiguous and there is no supporting contextual evidence to justify a more certain classification. These anomalies are likely to be the result of geological, pedological or agricultural processes, although an archaeological origin cannot be entirely ruled out. Undetermined anomalies are generally distinct from those caused by ferrous sources.

7.2.8. Magnetic Results - Specific Anomalies

- 7.2.8.1. **Agricultural (Weak)** – Discontinuous linear anomalies have been identified in Area 1, 2 & 3 (Figure 3 & 4). These anomalies display a weak positive magnetic signal and generally correspond to former field boundaries depicted on historical maps (Figure 6). The anomalies in Areas 1 and 2 correspond with boundaries that are depicted on the 1900 OS Map (not illustrated).
- 7.2.8.2. **Agricultural (Trends)** – A series of weak, parallel linear anomalies have been identified in the south of Area 2 and the north of Area 3 (Figure 3 & 4). These linear anomalies are closely spaced and indicative of modern ploughing regimes.
- 7.2.8.3. **Drainage Feature (Trend)** – Linear anomalies were identified in the south of Area 1 (Figures 3 & 4). These anomalies exhibit dipolar magnetic enhancement, which are characteristic of modern drainage features.
- 7.2.8.4. **Modern (Spreads)** – A zone of modern activity has been identified in the southwest of Area 2 (Figure 3- 6). Satellite imagery from 2001 shows the presence of a house in the same location, which was demolished in subsequent years.
- 7.2.8.5. **Natural (Spreads)** – Zones of weakly enhanced natural have been identified in the centre of Area 3 and categorised as “Natural Spreads” (Figure 3 & 4). These are likely the result of variations in the bedrock geology, such as interbedded bands of sandstone, siltstone and mudstone (see section 4.3).
- 7.2.8.6. **Undetermined (Weak)** – A series of linear and curvilinear anomalies have been detected, displaying inconsistent shape and magnetic signal across the survey in Area 1, 2 & 3 (Figure 3 & 4). These anomalies do not possess a distinct signal or morphology that would allow for a definitive interpretation.

8. Conclusions

- 8.1. A fluxgate gradiometer survey was successfully completed across the survey area and identified anomalies of agricultural, modern, natural and undetermined origin. Modern interference in the form of magnetic disturbance is limited to field edges, caused by metal fencing and underground services.

- 8.2. Agricultural anomalies were identified across the survey area, in the form of former mapped field boundaries, drainage features as well as modern ploughing trends.
- 8.3. Modern activity has been detected which collocates with the site of demolished house, visible in satellite imagery.
- 8.4. Natural anomalies have been identified in survey Area 3, likely due to changes in bedrock geology.
- 8.5. Several undetermined anomalies have been observed throughout the survey area, these anomalies could not be attributed to a definite classification due to the lack of clear morphology and/or context.



9. Archiving

- 9.1. MS maintains an in-house digital archive, which is based on Schmidt and Ernenwein (2013). This stores the collected measurements, minimally processed data, georeferenced and un-georeferenced images, XY traces and a copy of the final report.
- 9.2. MS contributes reports to the ADS Grey Literature Library upon permission from the client, subject to any dictated time embargoes.

10. Copyright

- 10.1. Copyright and intellectual property pertaining to all reports, figures and datasets produced by Magnitude Services Ltd is retained by MS. The client is given full licence to use such material for their own purposes. Permission must be sought by any third party wishing to use or reproduce any IP owned by MS.

11. References

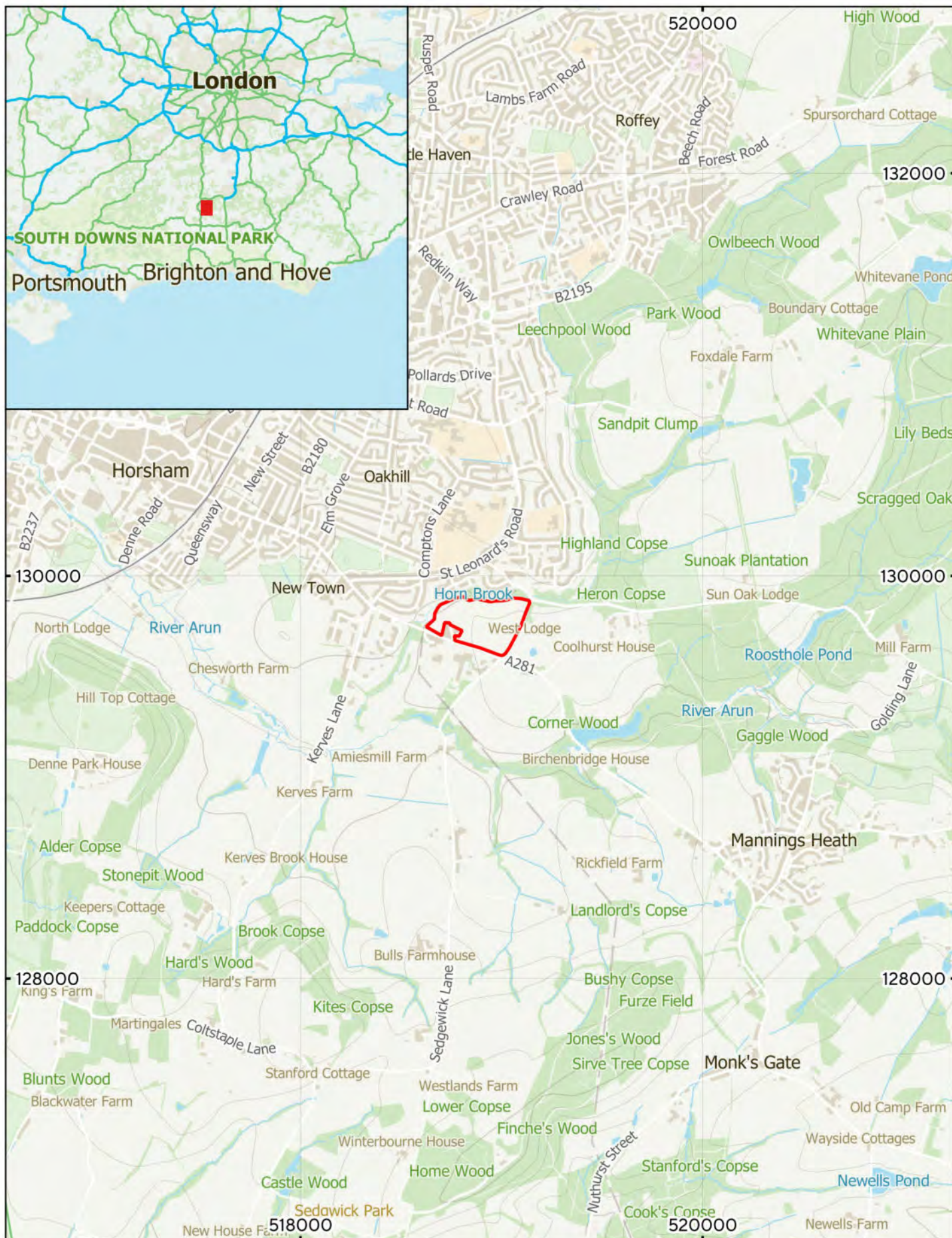
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12. Project Metadata

MS Job Code	MSTQ1963
Project Name	Land at Hornbrook Farm, Horsham
Client	RPS Consulting Ltd
Grid Reference	TQ 18881 29783
Survey Techniques	Magnetometry
Survey Size (ha)	9.2ha (Magnetometry)
Survey Dates	2025-2-24 to 2021-2-25
Project Lead	Leigh A. Garst BFA MSc MCIfA
Project Officer	Leigh A. Garst BFA MSc MCIfA
HER Event No	N/A
OASIS No	N/A
S42 Licence No	N/A
Report Version	1.0

13. Document History

Version	Comments	Author	Checked By	Date
0.1	Initial draft for Project Lead to Review	HA	LG	05 March 2025
0.2	Director Sign Off	HA	PSJ	12 March 2025
1.0	Final		LAG	14 March 2025



MSTQ1963 - Hornbrook Farm, Horsham

Figure 1 - Geophysical Survey Location

1:25,000 @ A4

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 Geophysical Survey Location

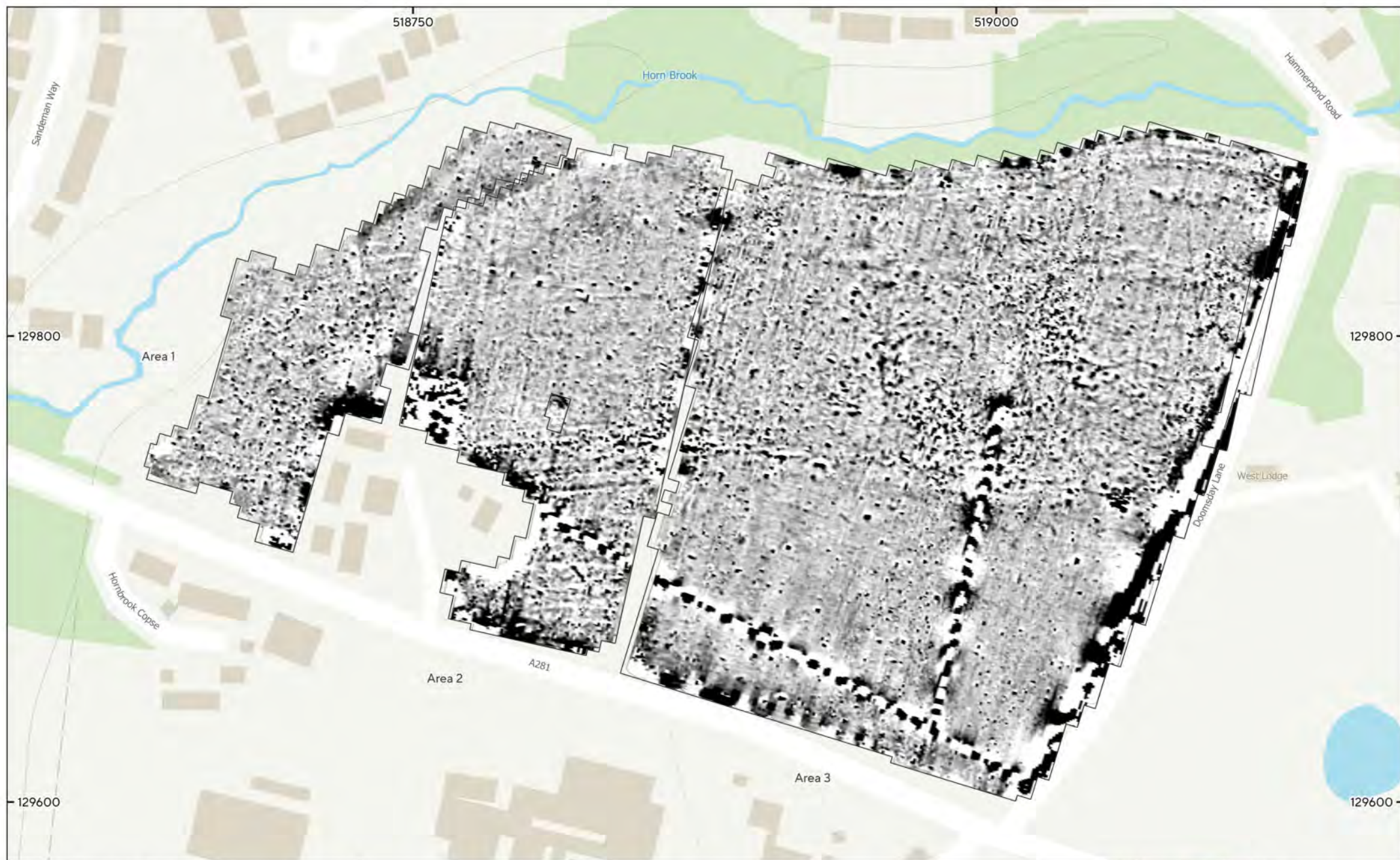




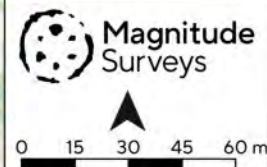
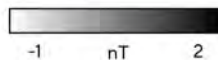
MSTQ1963 - Hornbrook Farm, Horsham
 Figure 2 - Geophysical Survey Areas
 1:3,000 @ A3
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 Survey Area



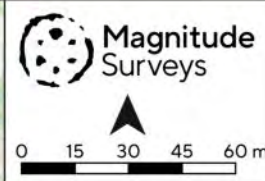
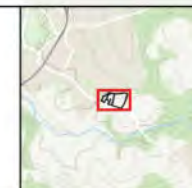


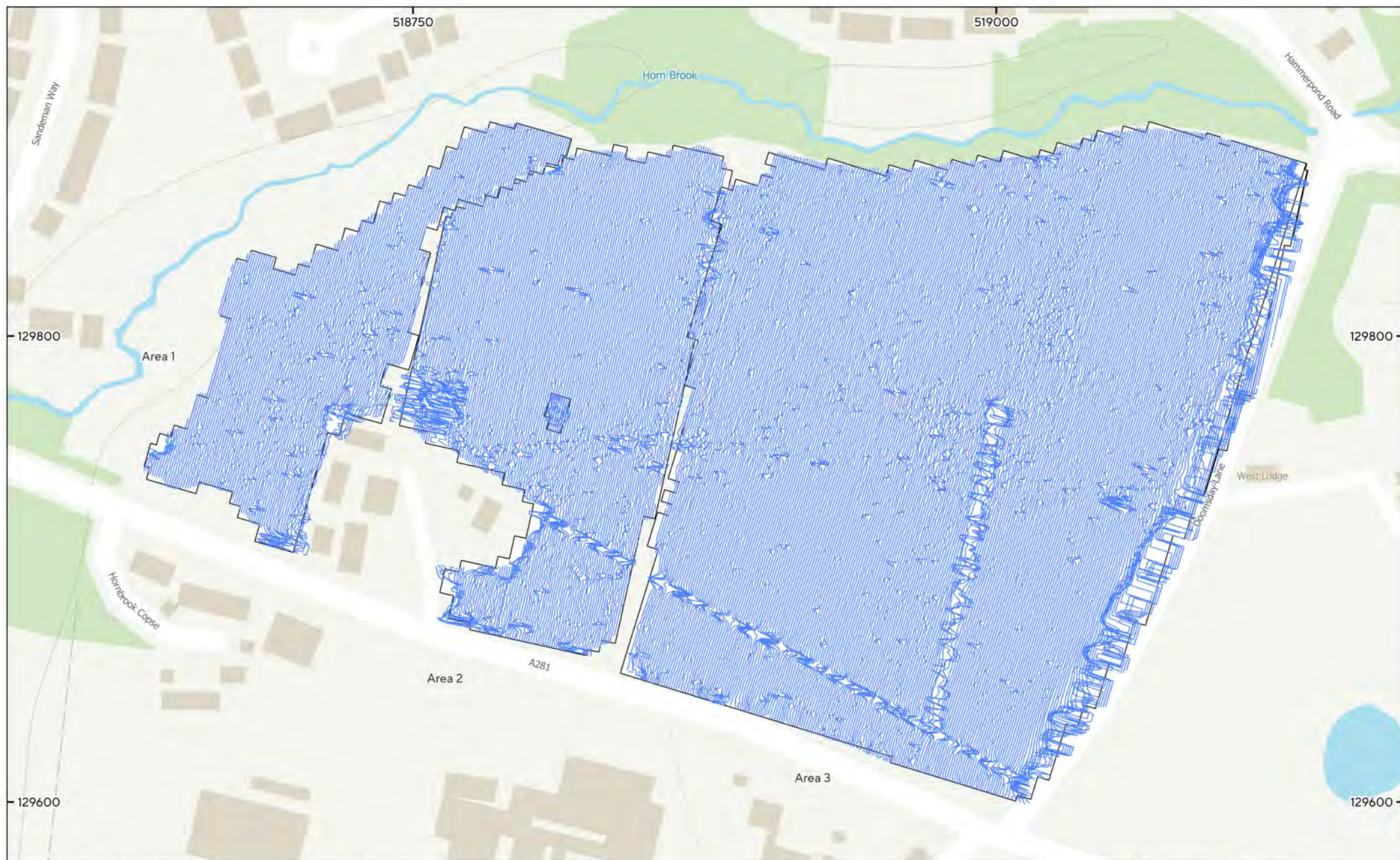
MSTQ1963 - Hornbrook Farm, Horsham
 Figure 3 - Magnetic Gradient
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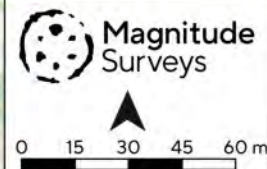


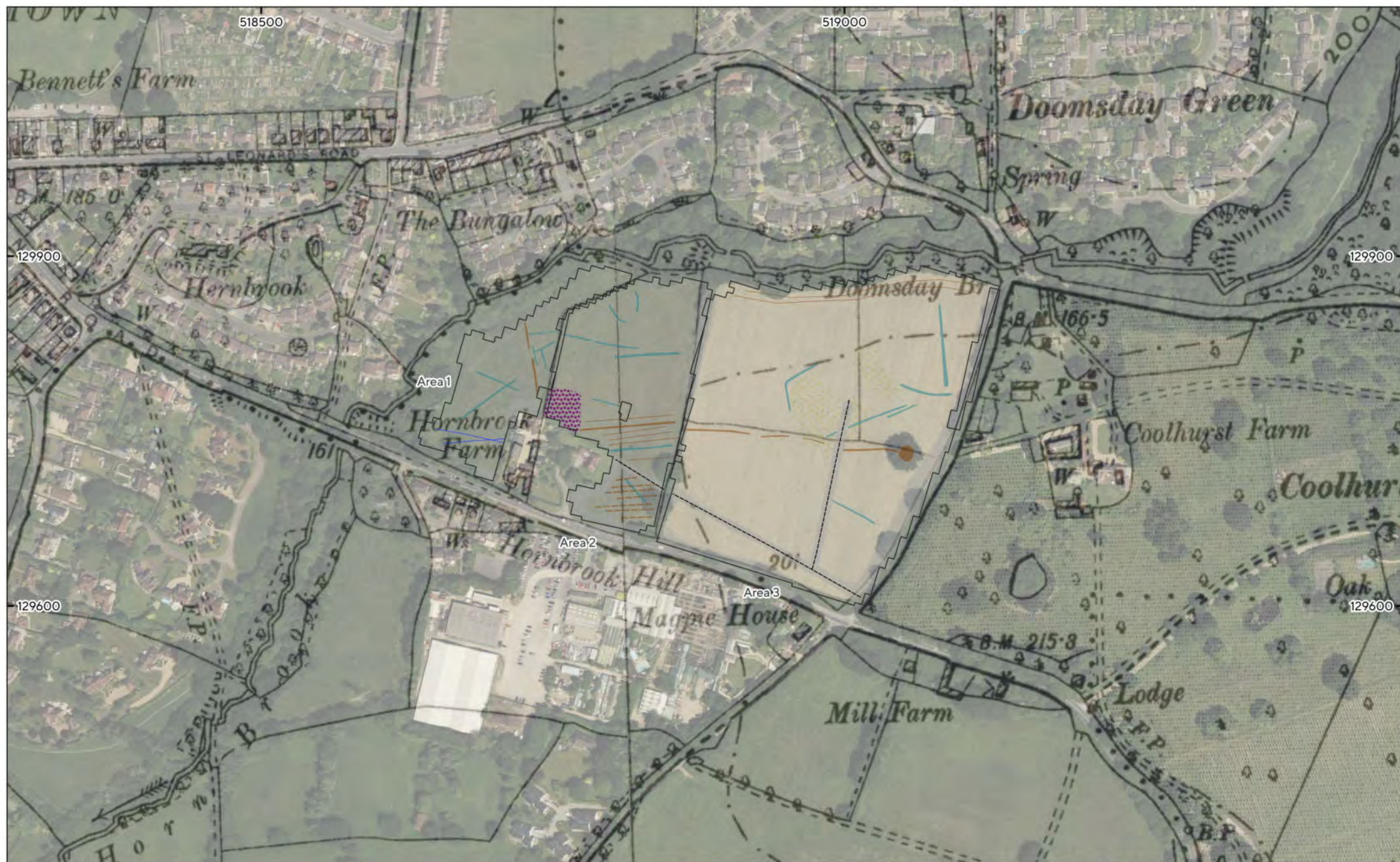
MSTQ1963 - Hornbrook Farm, Horsham
 Figure 4 - Magnetic Interpretation
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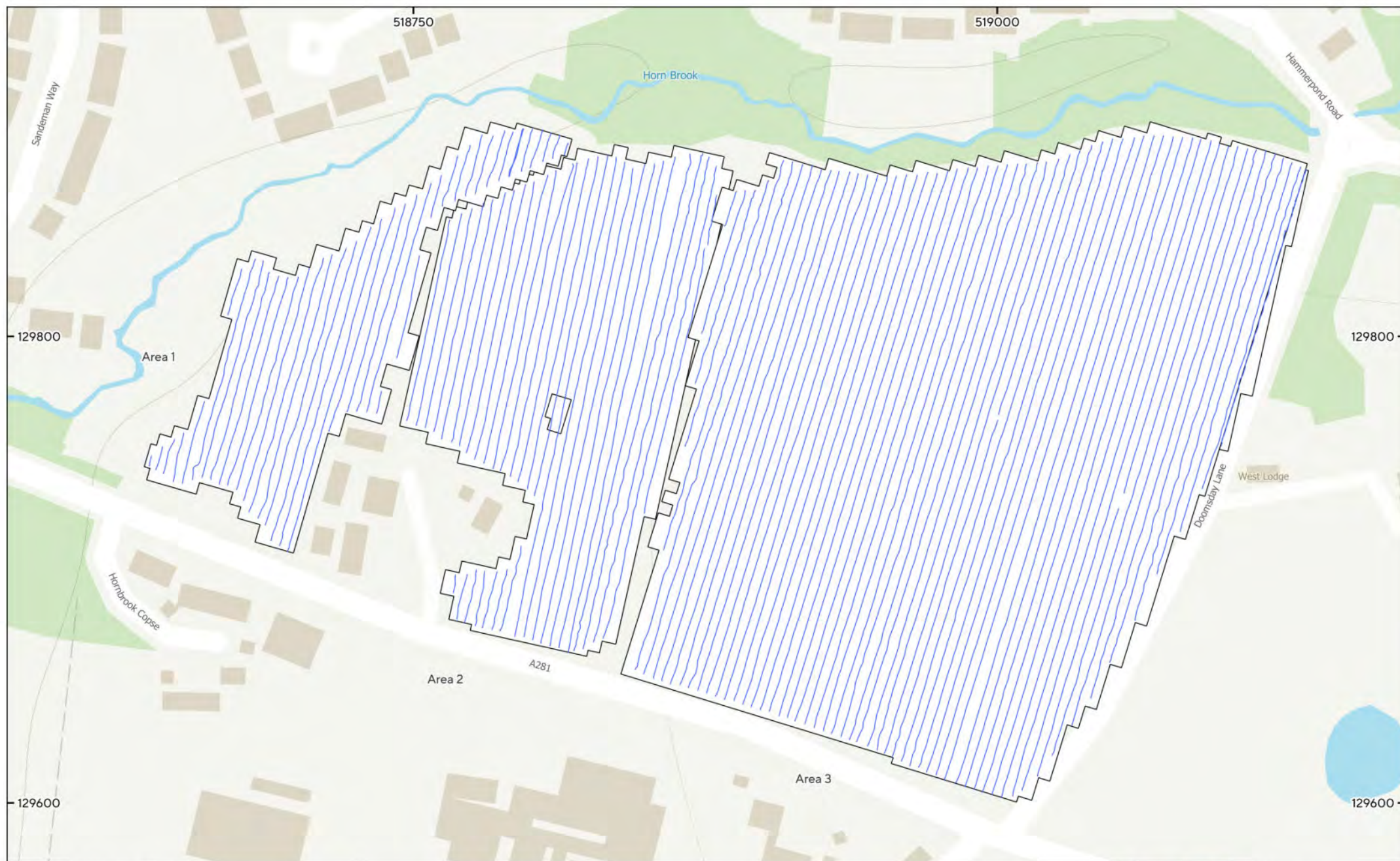
MSTQ1963 - Hornbrook Farm, Horsham
Figure 5 - XY Trace Plot
30nT/cm at 1:1,500 @ A3
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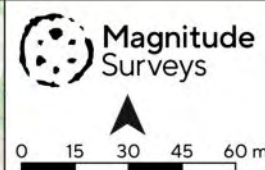
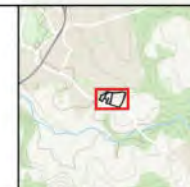
MSTQ1963 - Hornbrook Farm, Horsham
 Figure 6 - Magnetic Interpretation Over Historical Mapping
 and Satellite Imagery
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MSTQ1963 - Hornbrook Farm, Horsham
Figure 7 - GNSS Lines
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— GNSS Lines



Appendix 5

Gazetteer of Historic Environment Record Data

CULTURAL HERITAGE DESK-BASED ASSESSMENT

HER Feature Points

PrefRef	Record Type	Name	Mon Type
MWS10618	MON	Site of Foxhole Barn Historic Outfarm, Nuthurst	OUTFARM
MWS11496	MON	Site of Highland Farm Historic Farmstead, Horsham	FARMSTEAD; L SHAPE PLAN
MWS11719	NEG	Report on a Programme of Archaeological Works at Heron Way Primary School, Horsham	Negative Evidence
MWS11793	MON	Hornbrook Farm Historic Outfarm, Horsham	OUTFARM
MWS11873	MON	Kerves Barn (Kerveslane Farm) Historic Outfarm, Nuthurst	OUTFARM
MWS12380	MON	Site of Mill Farm Historic Farmstead, Horsham	FARMSTEAD
MWS13087	MON	Site of Historic Outfarm South of Depot Road, Horsham	OUTFARM
MWS13534	MON	Site of Sheep Hovel Historic Outfarm, Nuthurst	OUTFARM
MWS13574	MON	Site of Smith's Barn Historic Outfarm, Horsham	OUTFARM
MWS13743	BLD	No. 72 Brighton Road, Horsham	VILLA; BASEMENT; PORCH; Extension; SASH WINDOW; CHIMNEY STACK; CORNICE; PARAPET; BAY; PILASTER; COPING; BOUNDARY WALL; LODGING HOUSE; OFFICE; BOUNDARY WALL; Extension; PORCH; COPING; CHIMNEY STACK; CEILING; SASH WINDOW
MWS13989	MON	Site of Whitesbridge Farm Historic Farmstead, Nuthurst	FARMSTEAD
MWS14412	MON	Site of Sunday School, North of Mannings Heath, Colgate	SUNDAY SCHOOL; SUNDAY SCHOOL
MWS15120	MON	World War II Pillbox, Horsham	PILLBOX (TYPE FW3/28)
MWS15332	MON	Site of World War II Anti-Tank Ditch, Horsham	ANTI TANK DITCH
MWS15335	MON	Site of World War II Anti-Tank Ditch, Horsham	ANTI TANK DITCH
MWS15336	MON	Site of World War II Anti-Tank Ditch, Horsham	ANTI TANK DITCH
MWS15337	MON	Site of World War II Anti-Tank Ditch, Horsham	ANTI TANK DITCH
MWS15443	MON	Site of Chesworth Fulling Mill, Horsham	FULLING MILL
MWS15590	MON	Aircraft Crash Site on the East Side of Kerves Lane, Nuthurst	AIRCRAFT CRASH SITE; B25 MITCHELL
MWS3213	MON	Ironworking site - Birchen Bridge	IRONSTONE WORKINGS; POND BAY; FORGE
MWS41	LND	Coolhurst House and Park	PARK; HOUSE
MWS472	MON	Watermill - Birchen Bridge	WATERMILL
MWS4843	MON	Brickworks S. of Depot Rd	BRICKWORKS
MWS5044	MON	Highland Copse	MINE
MWS5321	MON	World War II Pill Box, Horsham	PILLBOX
MWS5788	MON	Horsham Culture (Mesolithic)	LITHIC WORKING SITE

CULTURAL HERITAGE DESK-BASED ASSESSMENT

MWS6649	FS	Neolithic axe - Hornbrook nurseries, Horsham	FINDSPOT
MWS6841	MON	Amies Mill, Horsham	WATERMILL
MWS7517	BLD	Royal Observer Corps Monitoring Post (Cold War) - Horsham	ROYAL OBSERVER CORPS MONITORING POST
MWS8791	BLD	Highridge, Kerves Lane, Horsham	HOUSE; ARCHWAY; DOORWAY; CHIMNEY; GABLE
MWS9062	BLD	The Church of St. John, Mannings Heath	WAR MEMORIAL; PLAQUE; CHURCH
MWS9280	MON	Amiesmill Farm Historic Farmstead, Nuthurst	FARMSTEAD
MWS9393	MON	Site of Bennett's Farm Historic Farmstead, Horsham	FARMSTEAD
MWS9730	MON	Chesworth Farm Historic Farmstead, Horsham	FARMSTEAD; L SHAPE PLAN
MWS9885	MON	Coolhurst Farm Historic Farmstead, Horsham	FARMSTEAD

HER Feature Line

PrefRef	Record Type	Name	Mon Type
MWS15462	MON	Mannings Heath to Horsham Pipeline, Horsham - Evaluation	PIT; GULLY; PIT; GULLY; DITCH

HER Feature Polygons

PrefRef	Record Type	Name	Mon Type
MWS10218	MON	Chesworth House, Horsham - Archaeological Works	GARDEN WALL; GARDEN WALL; GARDEN WALL
MWS11496	MON	Site of Highland Farm Historic Farmstead, Horsham	FARMSTEAD; L SHAPE PLAN
MWS3359	MON	Chesworth House Moated Site	MOAT; PARK; FISHPOND; STAIRCASE; CHIMNEY STACK; ATTIC; Wing; HOUSE; Wing; HEARTH; INGLENOOK; HEARTH; Wing; KITCHEN; PARLOUR; HEARTH; CELLAR; STOREROOM; SCULLERY; PANTRY; BREWHOUSE; BAKEHOUSE; DAIRY; GARDEN
MWS504	MON	Site of Horsham Tannery, Horsham	TANNERY; TANNERY; TANNERY
MWS9280	MON	Amiesmill Farm Historic Farmstead, Nuthurst	FARMSTEAD
MWS9393	MON	Site of Bennett's Farm Historic Farmstead, Horsham	FARMSTEAD
MWS9730	MON	Chesworth Farm Historic Farmstead, Horsham	FARMSTEAD; L SHAPE PLAN
MWS9885	MON	Coolhurst Farm Historic Farmstead, Horsham	FARMSTEAD
MWS10618	MON	Site of Foxhole Barn Historic Outfarm, Nuthurst	OUTFARM

Archaeological Notification Areas

DesigUID	Name
DWS8533	Chesworth House Medieval Moated Site and surrounding area, Horsham

CULTURAL HERITAGE DESK-BASED ASSESSMENT

HER Event Line

EvUID	Record Type	Name
EWS2216	EVT	Mannings Heath to Horsham Pipeline - Evaluation

HER Events

Polygons

EvUID	Record Type	Name
EWS1175	EVT	Chesworth House, Horsham - Archaeological Investigations
EWS1391	DBA	Land at the Mid Sussex Professional Centre, Horsham - Desk Based Assessment
EWS1392	EVT	Heron Way Primary School, Horsham - Archaeological Works
EWS1515	DBA	Queen Elizabeth II Silver Jubilee School, Horsham - Desk Based Assessment

Designated Assets

NHLE Ref	Type/Grade	Name
1027055	Grade II* Listed Building	St. John's College
1027056	Grade II Listed Building	Gate Piers and Stone Wall of St. John's College, to southwest of the house
1354145	Grade II Listed Building	Magpie House
1353960	Grade II Listed Building	62 St. Leonard's Road
1192083	Grade II Listed Building	Old Timbers
1027533	Grade II Listed Building	51 Brighton Road
1027532	Grade II Listed Building	53 Brighton Road
1027531	Grade II Listed Building	55 Brighton Road
1027495	Grade II Listed Building	Glen Cottage
1027536	Grade II Listed Building	116 & 118 Brighton Road
1027534	Grade II Listed Building	South Grove
1027508	Grade II Listed Building	Eady Close
1021446	Scheduled Monument	The Moated Site and Fishponds 15m South of Chesworth House



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