

**Land South of
Athelstan Way,
Horsham**

**Archaeology Desk-
Based Assessment**

Client: MR BRAZIL

AB Heritage Project No: 64526

Date: 01/09/2026

Land South of Athelstan Way, Horsham Archaeology Desk-Based Assessment

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EXECUTIVE SUMMARY

AB Heritage has been commissioned by Mr Brazil to produce an Archaeology Desk-Based Assessment on land south of Athelstan Way, Horsham.

The proposed scheme of work is for the erection of 21 residential dwelling with associated access and landscaping.

While no archaeological remains are recorded within the proposal site, within the study area there is scant evidence for Prehistoric activity, while there is no evidence for Roman activity. Horsham developed as a permanent settlement within the Saxon period, with the historic core of the town being c.950m west of the proposal site. Chesworth moated manor house was constructed in the 13th century, located c.520m south of the proposal site. It is probable that the proposal site was encompassed in that manorial landscape, but was of such a distance from the manor that it was simply in use as farmland. The earliest available maps dating from the early 19th century onwards show that the proposal site was an open field, and there is no evidence to suggest it was in proximity to any settlement activity until modern expansion along Brighton Road.

The site visit has shown that there is a modern drainage ditch within the site. The report assesses there to be low potential for the recovery of complex archaeological remains within the site and accordingly has no recommendations for further work. The proposals are considered to be in line with national and local planning policy.

All final decisions are the preserve of Horsham District Council.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr Brazil to produce an Archaeology Desk-Based Assessment covering proposed works on land south of Athelstan Way, Horsham, RH13 6HE (Figure 1). It has been requested to validate planning application ref: DC/26/0954.
- 1.1.2 Horsham District Council requires that 'appropriate archaeological research, investigation, recording and reporting of above and below-ground archaeology [be carried out] with any assessment provided as appropriate' (Horsham District Planning Framework, 2015). This is required as the site is located within the Chesworth House Medieval Moated Site and Surrounding Area Archaeological Notification Area (ANA) **[AB 15]** (Figure 2).
- 1.1.3 This report includes a description of the baseline conditions, from an examination of readily available sources on the history and archaeology of the site, identifying any known and potential archaeological heritage assets subject to potential impact. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposal site is located on land south of Athelstan Way, Horsham, RH13 6HE, centred on National Grid Reference (NGR): TQ 18008 29864. The site covers an area of approximately 1.1ha, including the access road from Brighton Road, c.220m north of the centre of the proposal site.



Plate 1. 2026 aerial image (Google Maps, 2026)

- 1.2.2 The proposal site is located c.1km west southwest of the core of Horsham.

1.3 Geology & Topography

- 1.3.1 The underlying bedrock geology of the site is recorded as the sedimentary Upper Tunbridge Wells sandstone and siltstone which are fluvial, palustrine and shallow-marine in origin, formed during the Cretaceous period (British Geological Survey, 2026).
- 1.3.2 The nearest borehole to the site was sunk on land at 112 Brighton Road, Horsham (NGR TQ 18181 30015; BGS reference TQ13SE239), c.220m north of the site. It recorded sands and sandstone at a thickness of 8m, grey sand at a thickness of 10m and further sands and sandstone at a thickness of 11m (British Geological Survey, 2026).
- 1.3.3 The site is a parcel of open land which slopes up from north to south from 51m Ordnance Datum (OD) to 58m OD and is relatively flat from east to west at 52m OD.

1.4 Overview of Proposed Development

- 1.4.1 The proposed scheme of development is for the construction of 21 houses with associated access and landscaping (Figure 3).

1.5 Planning Background & Consultation

- 1.5.1 There are no previous planning applications associated with the proposal site.
- 1.5.2 Paul Cooke (Senior Heritage Consultant, AB Heritage) contacted the Planning team at Horsham District Council via email on the 3rd of August 2026. The email informed the team of the production of an Archaeology Desk-Based Assessment to allow the archaeological advisor to make comments, if necessary.
- 1.5.3 The email noted that a 1km radius of commercial HER data would be ordered to encompass the Medieval core of Horsham as well as the Grade II* Listed Chesworth House and the associated Scheduled Monument Moated Site and Fishponds to the south of the proposed development site. Opportunity was provided for the team to raise any recent pertinent works, finds or publications that were not yet in the public realm. At the time of writing (27th August 2026) no comments had been provided.

1.6 Project Qualifiers

- 1.6.1 This report has been prepared under instruction and solely for the use of Mr Brazil, and any associated parties they elect to share this information with.
- 1.6.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.6.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.6.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.6.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

- 2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 2026 Policy HE5:1 requires an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 2.1.2 Regarding the content of assessments, NPPF 2026 Policy HE5:2 requires that:

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

- 2.1.3 Policy HE5:3 goes on to state:

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

- 2.1.4 HE5:4 requires that:

Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

- 2.1.5 And finally HE5:5 covers development proposals that involve or have the potential involve archaeology:

Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

2.1.6 This assessment therefore has the following objectives:

- To consider whether this report and the proposal site could contribute to any research aims provided in the South East Research Framework (SERF) (Kent County Council, 2026);
- To provide sufficient evidence on the archaeology of the site and any potential impacts on such a resource, to inform the Local Planning Authority's decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 Due to the relatively low level of archaeological data in the area around the site, a study area of 1km was chosen. This extended to cover the site of Chesworth House as well as the historic core of Horsham.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
West Sussex Council Historic Environment Record	The primary source of information concerning the current state of archaeological and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	03/08/2026	HER Commercial dataset for 1km search radius ordered. Reference 202627-044.
Consult West Sussex County Council Planning Archaeologist	Early discussion with the Local Planning Authority Planning Archaeologist is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	03/08/2026	Consultation email sent by Paul Cooke of AB Heritage. No response at time of writing – see Section 1.5.
Site Walkover	This task allows for development of a greater understanding of any known or anticipated archaeological issues of the site, including information on areas of past truncation within the site boundary.	11/08/2026	Conducted by Paul Cooke of AB Heritage. Full access to application site provided by client.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	03/08/2026	No designated sites within or in proximity to application site.
West Sussex Record Office	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	03/08/2026	A search of the online catalogue revealed no records which related to the site.
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	18/08/2026	No pertinent archaeological reports relating to the site or immediate environs present on the ADS.
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	03/08/2026	Consulted to provide an initial understanding of the potential historic environment resource in and around the site to inform an HER order.
Aerial Photographic & LiDAR repositories	Relevant resources providing aerial photography and LiDAR data consulted including (but not restricted to) Historic England's Aerial Photograph Explorer and the National Library of Scotland.	18/08/2026	No features identified on the site. LiDAR imagery of the site included in Section 4.2.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
South East Regional Research Framework Agenda	Regional Research Frameworks have been developed in each region as part of the Regional Research Frameworks initiative promoted by English Heritage in collaboration with local authorities, in order to provide an effective yet flexible structure for decision making regarding future archaeological research.	18/08/2026	Reviewed to understand local archaeological background.
Geotechnical Information	Using information gained from the British Geological Survey this report includes information on the below ground geology of the site to better understand the potential for past activity.	18/08/2026	Provided in Section 1.3.
Local Archaeological & Historic Societies	Using the British Association for Local History list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the archaeology / history of the proposed development site.	18/08/2026	No past reports on site held, for example, by Sussex Archaeological Collections, etc.

2.2.4 For reporting purposes, any relevant archaeological information gathered from the above sources has been allocated AB numbers, which can be viewed in the Cultural Heritage Features Gazetteer (Appendix 1 and Figure 2).

Assessment of Archaeological Potential

2.2.5 This Archaeology Desk-Based Assessment contains a record of the known historic environment resource of the area. It also assesses the potential for archaeology to survive within the limits of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.2.6 In relation to buried archaeological remains, where a site is known or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

Assessment of an Archaeological Heritage Asset's Significance

2.2.7 Assessment of the heritage significance of an archaeological heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological or historical factors. Considering these criteria each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF SITE SIGNIFICANCE	
VERY HIGH	The highest status of site, e.g., Scheduled Monuments (or non-designated assets of schedulable quality and importance), or other designated / non-designated assets that can be shown to have exceptional qualities in their fabric or historical associations. Heritage assets of known or likely clear national importance, including extremely well-preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factors.
HIGH	Other designated / non-designated archaeological sites or assets with strong and coherent survival of key factors, such as extent / condition / context associations, providing clear evidence of occupation / settlement, ritual, industrial activity, etc. Examples may include archaeological remains that contribute significantly to research priorities, burial sites, deserted medieval villages, Roman roads, dense finds scatters, etc.
MEDIUM	Evidence of human activity that retains clear archaeological value, albeit with lesser coherence and / or merit than listed above. Such features will have the potential to contribute to research objectives and may include more ephemeral and / or degraded settlement activity to that listed above, defined historic field systems, finds scatters more dispersed in nature, or deposits with the potential for the recovery of meaningful environmental data.
LOW	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.

UNCERTAIN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).
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- 2.2.8 The significance of known assets is typically determined by reference to existing designations. **Where an asset's value covers a range of the above possibilities or, for previously unidentified features or archaeological potential, no designation has yet been assigned, the significance of a heritage asset was based on professional judgement.** For example, for some types of features there is no consistent value. While all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case-by-case basis.

Impact Assessment

- 2.2.9 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.10 Overall, the degree of change will then be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2026

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Policy HE5:1 requires that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected including any contribution made by their setting. The level of detail required in the assessment should be *proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance*.
- 3.2.3 Policy HE5:5 covers proposals that involve or have the potential to involve archaeology:
Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

3.3 Local Planning Policy

Horsham Distinct Planning Framework (November 2015)

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:

- Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
- Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
- 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;
- 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;
- Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
- Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
- Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
- 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.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Previous Works in the Study Area

- 4.1.1 There are no records of previous intrusive archaeological investigations within the site boundary.
- 4.1.2 Within the 1km study area there have been a total of 21 works. Of those, there has been 1 watching brief, 4 building surveys, 3 archaeology desk-based assessments, 7 archaeological trial trench evaluations, and 3 schemes of archaeological investigation.
- 4.1.3 The closest event to the proposal site is an archaeological evaluation on the Mannings Heath to Horsham pipeline, which passes, at its closest extent, c.190m southwest of the southern boundary of the proposal site (EWS2216). Fifty-five trenches were excavated in six designated areas along the route of the pipeline corridor. A limited range of archaeological features were revealed, including one piece of struck flint, some metal-working residue (slag), potsherds and a potential gully of Medieval date, and a small assemblage of Post Medieval material from features believed to be evidence of a Post Medieval land division. The rest of the features recorded along the 3.5km proposed route were undated ditches.
- 4.1.4 A further two events are within 500m of the proposal site. These are:
- An archaeological desk-based assessment (DBA) on land at Mid Sussex Professional Centre, c.400m northwest of the site (EWS1391). The DBA concluded that the archaeological potential was low for all periods and due to past ground disturbance, it was unlikely that any proposed development would have significant archaeological impact.
 - Archaeological investigations at Chesworth House, c.470m southwest of the site (EWS1175). This investigation carried out in the grounds of Chesworth House revealed a short section of 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.

4.2 Archaeology & History Background

The Prehistoric & Roman Periods (c .500, 000 BC – AD 43 & AD 43 – AD 410)

- 4.2.1 There is presently very little evidence for human activity pre-dating the Medieval period within the study area, restricted to disturbed Prehistoric worked flint and a single undated pit [AB 1 – 3]. While West Sussex in general contains good evidence for complex Prehistoric and Roman activity elsewhere in the county, as recorded in SERF (Kent County Council, 2026), presently there is no indication that the site was in proximity to any foci of activity in the Prehistoric and Roman periods.

The Medieval Period (AD 410 – AD 1536)

- 4.2.2 There is better historic and archaeological evidence for Medieval activity in the study area. A permanent settlement had been established at Horsham by 947, it having been mentioned in

a royal charter that year by King Eadred (c.923 - 955). Horsham lay within the Rape of Bramber, associated with William de Braose following the Norman Conquest. The historic core of Horsham developed into a market centre, with burgage plots [e.g. **AB 7**] extending from the market square and streets such as West Street, East Street and South Street (Baggs, Currie et al., 1986). This historic core was well removed from the proposal site, at c.900m to the west.

- 4.2.3 A moated site [**AB 5**] was established at Chesworth Farm, c.540m south of the site, with evidence for activity from the 12th century. The moated site had three associated fishponds, attesting to its status. The manor was held by William, Lord Braose, by 1281, and the manor house may have existed by 1299, though it was certainly in existence by 1324 (Historic England ref 1027063). The moated site was abandoned in the 15th century in favour of Chesworth House, c.490m south of the site, constructed immediately north of the earlier moated residence
- 4.2.4 It is likely that the proposal site formed part of the Chesworth manorial estate, it was far enough removed to be unlikely to have seen any activity related to the manor, and based on the later use of the site may well have formed farmland.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.2.5 The vast majority of evidence for activity in the Post Medieval period is focussed on the historic core of Horsham, c.900m west of the site and largely includes built heritage. Horsham developed as a market during the early Post Medieval period. There is no evidence for any activity of note in proximity to the site during this period.

The Modern Period (AD 1801 – present)

- 4.2.6 The earliest readily available map of the site is the 1844 tithe map, which shows the site (approximately outlined in red) formed part of an arable field known as 'Newtown Eight Acres' (Plate 2). On Plate 2, Chesworth Farm [**AB 5**] is visible in the extreme south-west corner of the plate. Ribbon development along Brighton Road is visible, an area known as Newtown.

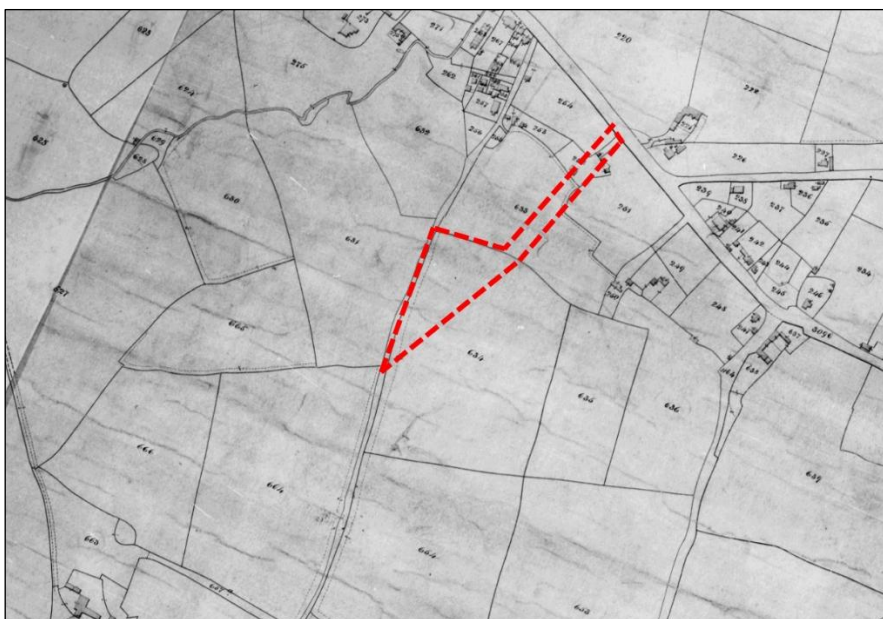


Plate 2. 1844 tithe map (The Genealogist, 2026)

- 4.2.7 Plate 3 shows the site on the 1880 6-inch Ordnance Survey (OS) map. The site remained part of a field, while in the wider landscape the ongoing expansion of New Town was shown with further properties being constructed along Brighton Road.

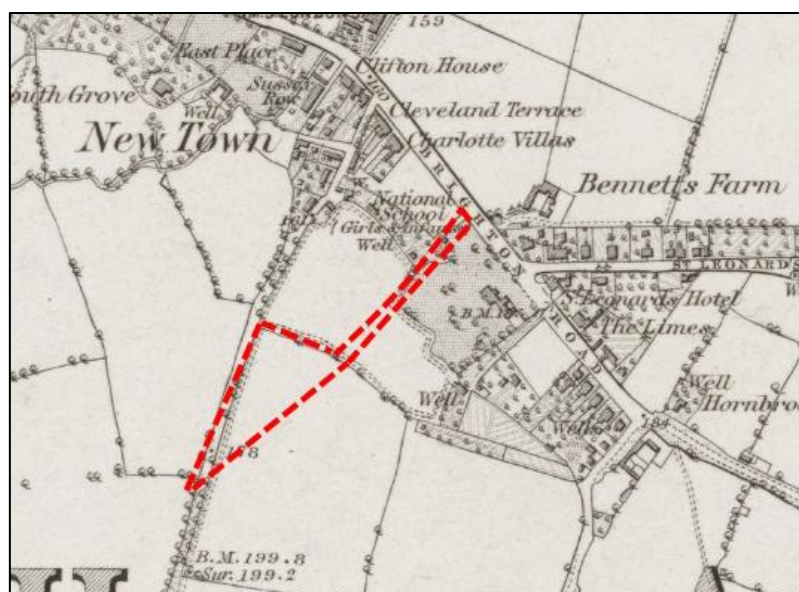


Plate 3. 1880 6-inch OS (National Library of Scotland, 2026)

- 4.2.8 Early 20th century OS maps show no change to the site, which remained agricultural land. The surrounding area was used for defensive purposes during the Second World War, with anti-tank ditches **[AB 13]** being dug c.480m northeast of the site.
- 4.2.9 By 1950 the land to the west of the site was in use as allotment gardens but the proposal site itself remained unchanged. To the north, further development had taken place and highlights

the continual expansion of Horsham, though Athelstan Way had not yet been constructed by this point (Plate 4).

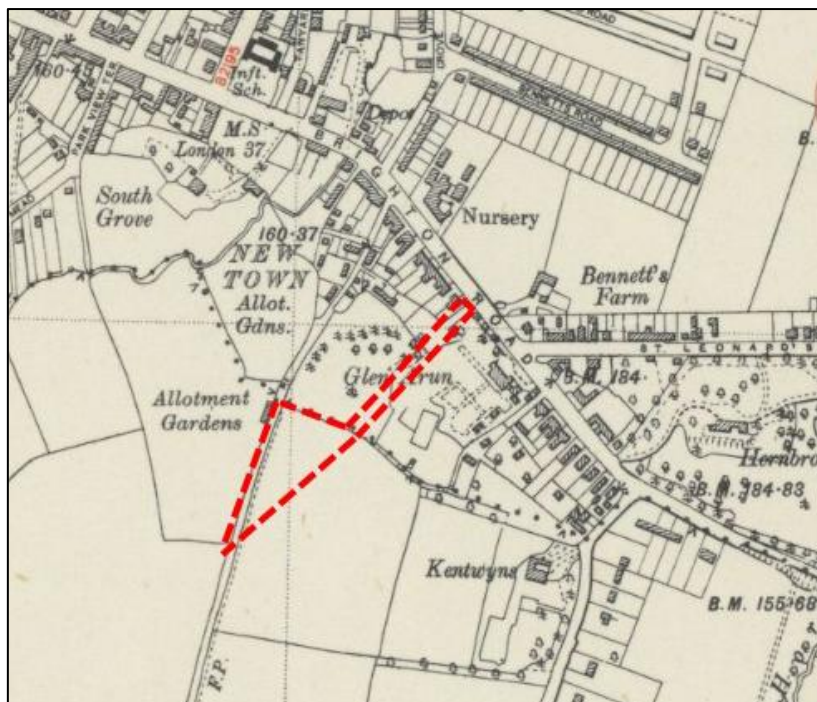


Plate 4. 1950 6-inch OS (National Library of Scotland, 2026)

- 4.2.10 During the Cold War, a Royal Observer Corps monitoring post **[AB 14]** was established to the south of Horsham, c.143m southwest of the site. It is not extant and is now only the former site of the post.
- 4.2.11 Athelstan Way was constructed in the 1960s as a residential development. During the late 20th century major redevelopment took place in Horsham town centre, having undergone a regeneration project between 1988-1992 (Horsham District Council, 2022). The area to the north of the proposal site, along Brighton Road, was unaffected by this, as was the proposal site itself which remains open fields today.
- 4.2.12 Plate 5 shows the proposal site on modern LiDAR imagery. There are no easily identifiable features visible to suggest the presence of any archaeological features and the smooth appearance of the site may indicate past ploughing.

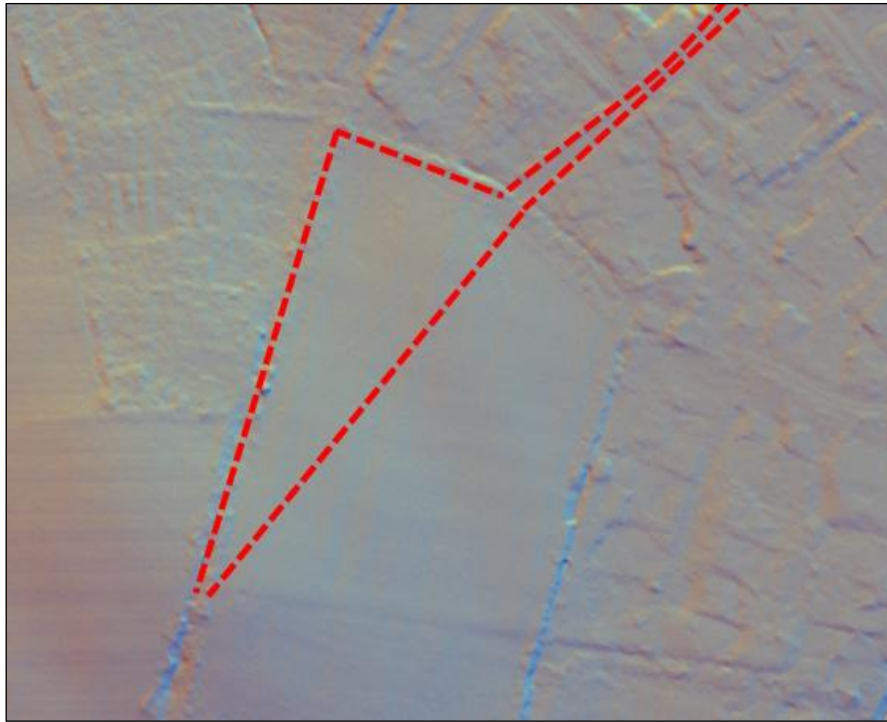


Plate 5. LiDAR 50cm DTM (National Library of Scotland, 2026)

4.2.13

5. SITE VISIT

- 5.1.1 A site visit was conducted by Paul Cooke, Senior Heritage Consultant at AB Heritage, on the 11th of August 2026. The purpose of this was to gain a first-hand understanding of the proposal site with a consideration of past impacts and the potential survival of below-ground archaeology.
- 5.1.2 The site comprises open pasture, fenced on all sides. The ground slopes moderately up to the south (Plate 6).



Plate 6: General view of the site looking north-east to Athelstan Way

- 5.1.3 At the north end, where the site borders Athelstan Way, there is a drainage ditch which may have been formed during / in response to the development (Plates 7-8). It has been tied into drainage outflow running under an access road along the west side of site. Immediately south of the ditch an area of scrub has been cleared (Plate 8). The only other modern impact to the site noted were wheel ruts.
- 5.1.4 No archaeological artefacts or potential features were noted. Modern impacts – ditch, scrub clearance, wheel ruts – were all located in the lower, northern end of the site. There was nothing from the topography of the site in comparison to the landscape either side which suggested it had been subject to any deep past impacts, such as quarrying, etc.



Plate 7. Drainage ditch and scrub clearance



Plate 8. Drainage ditch and outflow in north-west corner of site

6. KNOWN & POTENTIAL ARCHAEOLOGICAL RESOURCE

6.1 Known Archaeological Sites that could be Affected by Proposed Development

- 6.1.1 There are no known archaeological features within the site boundary, or in proximity to the application site with the expectation that they might continue into the site

6.2 Past Impact Within the Site Boundary

- 6.2.1 Based on historic mapping and the site visit, it is expected that the main past impact to the site is agricultural in nature, particularly historic ploughing, from the known and predicted use of the site as a field, potentially from at least the Medieval period through to the 21st century.
- 6.2.2 It is therefore considered that the impact of this would likely have affected overlying soils but should not have affected deeper archaeology.

6.3 Potential Archaeological Resource

- 6.3.1 Given the paucity of known archaeological data within the study area from the Prehistoric to the early Medieval period, there is assessed to be a low potential for encountering complex or significant remains of Prehistoric and Roman date.
- 6.3.2 Although the site lies within proximity to Chesworth Farm moated site and Chesworth House, it is considered that the outlying manorial complex likely did not extend out as far north as the proposal site, which current evidence suggests may always have been in agricultural use. Therefore, it is also considered that there is a low potential for recovery of complex or significant remains of Medieval and Post Medieval date.
- 6.3.3 A Cold War Royal Observer Corps monitoring post is located c.143m southwest from the site, though it is considered that this is a discrete and isolated feature. Therefore, given that the site remained as an open field throughout the 20th century to the present day, there is considered to be a low potential for encountering significant remains of Modern date.
- 6.3.4 In line with Paragraph 2.2.7, a full impact assessment will not be carried out. Accordingly, this report has no recommendations for any further work. All final decisions on archaeological work rest with the Local Planning Authority.

7. CONCLUSION

- 7.1.1 AB Heritage has been commissioned by Mr Brazil to produce an Archaeology Desk-Based Assessment covering the proposed construction of 21 dwellings on land south of Athelstan Way, Horsham. The report assesses the potential archaeological implications of the proposed scheme of work.
- 7.1.2 Research shows that the proposal site has consistently been located east of the historic core of Horsham following its development in the Saxon period. The proposal site also likely formed part of the historic manorial grounds of Chesworth moated site, it being located north of the main residence and fishponds. The earliest available maps dating from the early 19th century onwards show that the proposal site was an open field, and there is no evidence to suggest it was in proximity to any settlement activity until modern expansion along Brighton Road.
- 7.1.3 Therefore this report assesses there to be low potential for the recovery of complex archaeological remains within the site and accordingly has no recommendations for further work. All final decisions are the preserve of Horsham District Council. The proposals are considered to be in line with national and local planning policy.

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Appendices

Appendix 1 Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within 1km of the site.

Abbreviations

GII* LB – Grade II* Listed Building

GII LB – Grade II Listed Building

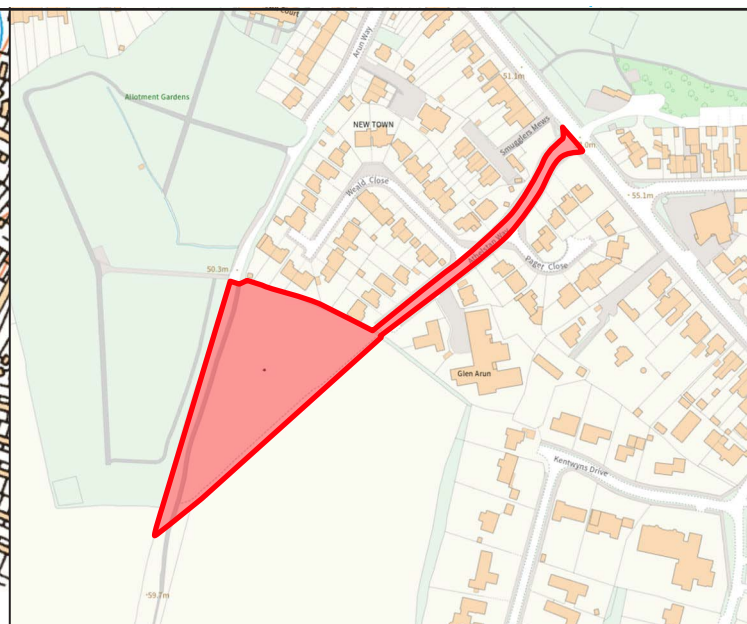
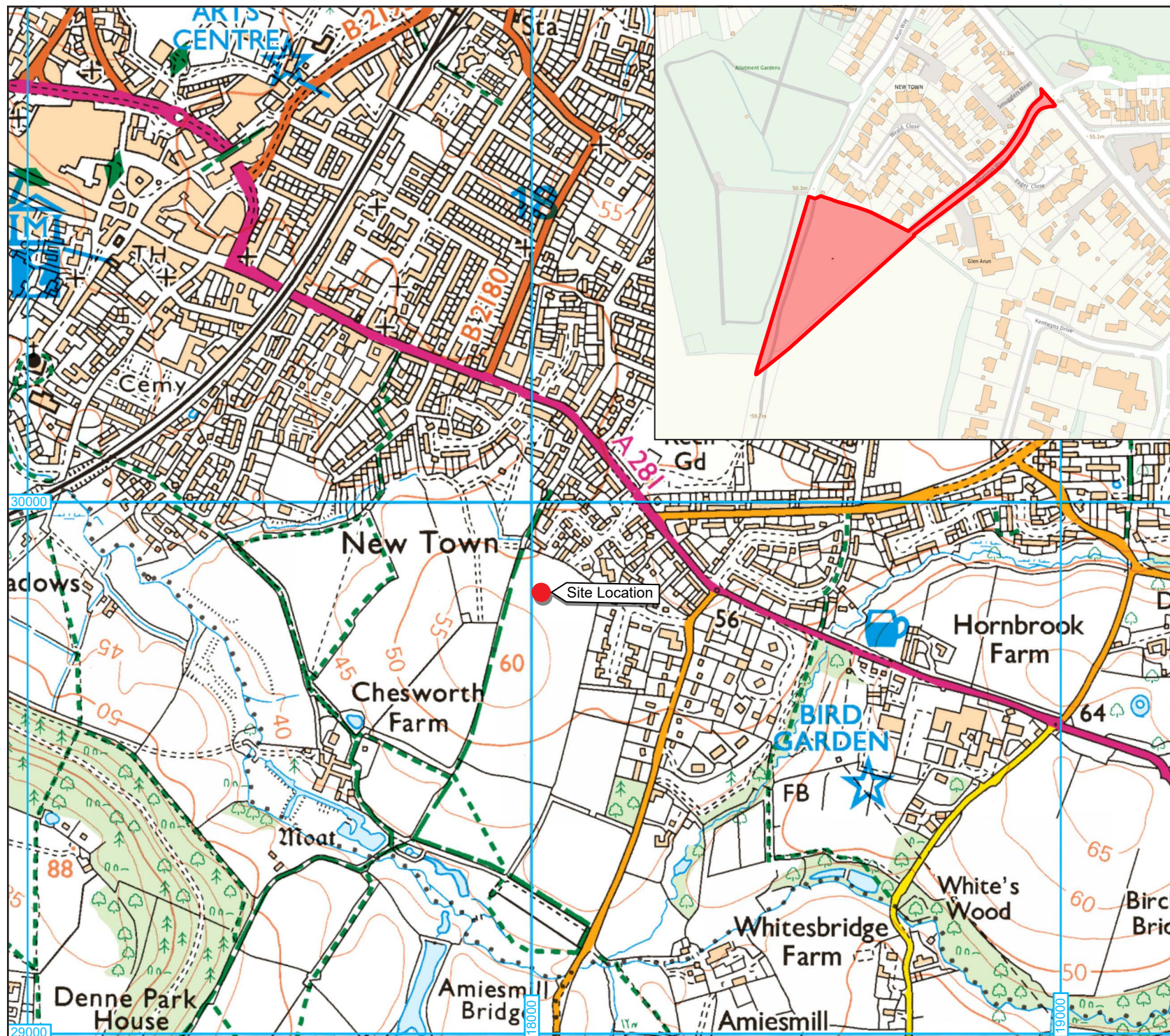
SM – Scheduled Monument

MWS: West Sussex HER Monument Prefix and UID

ANA - Archaeological Notification Area

AB No.	Period	Description	Status	NGR	Ref. No.
1	Prehistoric	Possible Prehistoric pit identified as part of an archaeological evaluation carried out in advance of the laying of a new pipeline. 55 trenches excavated.		Centred TQ 18801 29366	MWS15462
2	Prehistoric	Scatter of lithics recovered from across the scheme. Single piece of struck flint recovered from a pit in Trench 8 [AB 1].		Centred TQ 18801 29366	MWS15462
3	Prehistoric	Neolithic axe. Polished flint axe found at Hornbrook Nurseries. Not contextualised.		TQ 1872 2958	MWS6649
4	Medieval	Site of Medieval glassworks		TQ 1715 3033	MWS495
5	Medieval	Chesworth House moated site. Monument includes a moated site and three associated fishponds lying on the north bank of the River Arun south of Horsham. Comprise rectangular group of features aligned NW-SE. Edward I and II stayed there.	GII* LB ANA SM	Centred TQ176352940 6	MWS3359 MWS9730 EWS1175
6	Medieval	Potsherds of Medieval date and an undated gully or ditch. Excavated during an archaeological evaluation by UCL Field Archaeology Unit in 1987.		TQ1739 3056	MWS4492
7	Medieval	Number 9 The Causeway. Horsham Museum. 16 th C timber framed house constructed on a burgage plot in existence in 1206.	GII* LB	TQ 172 304	MWS6721
8	Medieval	Site of Chesworth Fulling Mill		TQ 177 294	MWS15443

AB No.	Period	Description	Status	NGR	Ref. No.
9	Modern	Site of Bennett's Farm, historic farmstead.		Centred TQ 18250 30036	MWS9393
10	Modern	Site of outfarm southwest of Chesworth Farm		TQ 17524 29330	MWS13186
11	Modern	Amiesmill Farm, historic farmstead.		Centred TQ 18393 29141	MWS9280
12	Modern	Site of Smith's Barn historic outfarm		TQ 18653 30205	MWS13574
13	Modern	Site of WW2 anti tank ditch		TQ 17086 29968	MWS15336
14	Modern	Royal Observer Corps Monitoring Post		TQ 1788 2978	MWS7517
15	N/A	Chesworth House Medieval Moated Site and Surrounding Area ANA	ANA	Centred TQ 1781 2963	DWS8533
16	N/A	Horsham Town Medieval Core ANA	ANA	Centred TQ 1714 3045	DWS8532



KEY

- Site Location
- Site Boundary (inset)

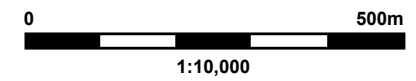
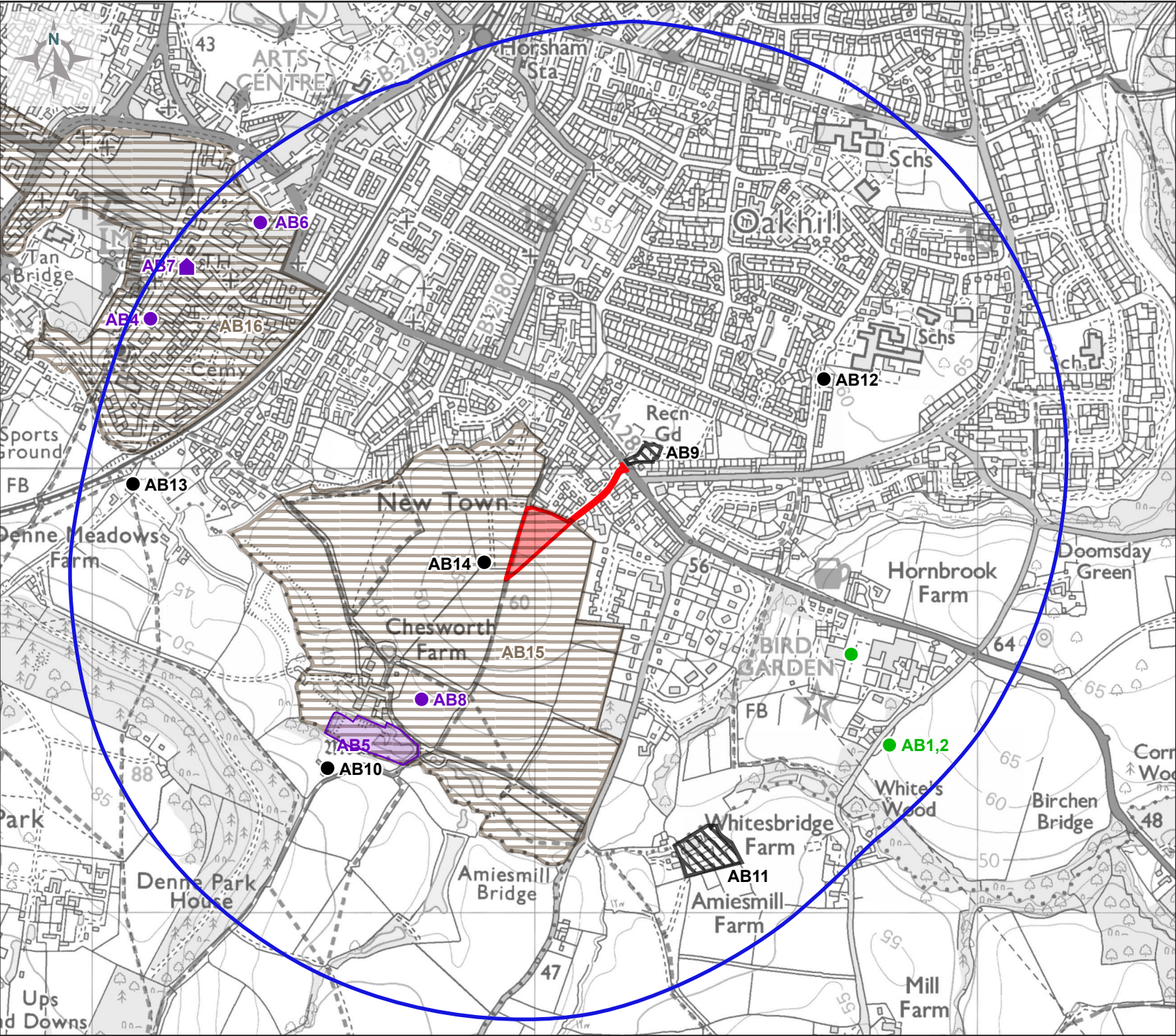


Figure 1: Site Location	
Project: Land south of Athelstan Way, Horsham	
Date: 28/08/26	Job No: 64526



KEY

- Site Boundary
- Search Area (1Km)
- Scheduled Monument
- Archaeological Priority Areas
- Listed Building
- Archaeological Features (point)
- Archaeological Features (poly)

PERIOD

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern
- Undated

0 300m
1:6,000

Figure 2: Cultural Heritage Features Map

Project: Land South of Athelstan Way, Horsham

Date: 28/08/26

Job No: 64526

Key

- Existing access
- Existing drainage ditch
- Proposed detention basin
- Existing public footpath
- Existing trees
- Public Open Space [POS]
- Proposed footpath connecting to existing network
- Proposed Landscaping [Biodiversity Net Gain]
- Bin Collection Point
- Bin Stores
- Cycle Stores



Extent of West Sussex County Council's right of way



Cycle storage sheds in rear gardens



Affordable Housing



Visitor Parking



Timber Post & Wire Fencing



Scrub reinstated



Landscaped Buffer

SITE PLAN 1:500



A Layout updated
B Issued for Planning

19/01/26 CW
07/06/26 CW

NOTES



DATE
DECEMBER 2025
SCALE @ A2
1:500

AUTHOR
CW
CHECKED BY

PROJECT
Proposed Residential Development of Land off
Athelstan Way, Horsham

CLIENT
Mr A Brazil
STATUS

FOR PLANNING

DRAWING
PROPOSED SITE PLAN

PROJECT NO.
646

DRAWING NO.
101

REV.B



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