North Horsham
Sub Phase 2C Landscape Buffer RMA

Heritage Statement

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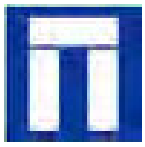

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Summary

Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2). This report is intended to support a reserved matters application for residential development within the Phase 2C Landscape RMA, centred on 520413,133827 (TQ 20413 33827). It is intended to determine whether the programme of archaeological works undertaken within the application area is sufficient to discharge the archaeological condition placed on the outline planning application.

The works undertaken covering the Phase 2C Landscape RMA area includes desk-based assessment, field walking and geophysical survey. These have identified a limited potential for archaeological remains to be present within the Site. This is expected to consist of relatively small quantities of remains with a low level of significance. A Written Scheme of Investigation for evaluation trenching has already been produced and approved by the archaeological advisor to Horsham District Council (under application reference DISC/24/0063). Should the results of the trenching show that the site only contains remains with a low level of significance, then it is likely that further archaeological works will not be required and that the relevant archaeological condition can be discharged for this area.

The creation of the landscaped buffer is in part designed to mitigate harm to King's Farmhouse (NHLE 1193716), Brook House (NHLE 1027040) and its associated barn (NHLE 1286021) by screening the residential development of RMA 18. This in line with the consented parameters of the outline application.

Acknowledgements

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

North Horsham
Sub Phase 2C Landscape Buffer RMA

Heritage Statement

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Legal & General (Strategic Land North Horsham) Limited (the client) to prepare a Heritage Statement for part of the North Horsham Development Site (Phase 2 (Sub-Phase 2C)). This report is intended to support a reserved matters application for the Sub Phase 2C Landscape Buffer RMA (hereafter 'the Site', **Fig. 1**), centred on 520413,133827 (TQ 20413 33827).

1.1.2 The Site lies within the Phase 2 portion of the North Horsham development area and is located within the Sub Phase 2C area (as previously subdivided). The North Horsham development, also referred to as *Mowbray*, is a strategic development site to the north of Horsham. Outline planning permission was granted for the site on 1 March 2018, which provides for a development comprising the following:

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

1.1.3 Consent was given with conditions including several covering archaeology and heritage (see **Section 2.1**). This study is intended to establish the degree to which these archaeological and heritage conditions have been addressed in relation to the proposed development in the Sub Phase 2C Landscape Buffer RMA area.

1.2 The Site

1.2.1 The Site covers a singular parcel of land bounding the north-eastern extent of the Phase 2 portion of the North Horsham development area. It measures approximately 3.9 ha in size and is located in the area to the east of both the RMA 15 and 18 areas, and to the west of three Grade II Listed Buildings: *'Brook House'* (National Heritage List for England (NHLE) 1027040), *'Barn to the south-west of Brook House'* (NHLE 1286021), and *'King's Farmhouse'* (NHLE 1193716).

1.2.2 The Site covers a corridor of land which runs through several agricultural fields, and passes through several established field boundaries formed by hedgerows and intermittent trees. The southern extent appears to also include a smaller wooded area. Agricultural land borders it to the east, with agricultural buildings to the north-east.

1.3 Development proposals

1.3.1 The development proposals for the Phase 2C Landscape Buffer consists of the planting of a number of trees, and other landscaping. It also includes the construction of allotments along the eastern section of the corridor and watercourse restoration works in the south.

1.4 Assumptions and limitations

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

1.5 Copyright

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

2 PLANNING CONDITIONS AND ARCHAEOLOGICAL WORKS

2.1 Planning conditions

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

2.1.2 Condition 22 concerns archaeological fieldwork across the entire North Horsham development area. Conditions 23 and 25 relate to archaeological and heritage matters specific to areas located outside of the Sub Phase 2C Landscape RMA area and are therefore not discussed further here.

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

> *No development within a Reserved Matters Area shall be commenced until a programme of archaeological work within the relevant Reserved Matters Area, following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016, has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved, in writing, by the Local Planning Authority.*
>
> *Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).*

2.2 Archaeological works

2.2.1 The Phase 2 portion of the North Horsham development area has been subject to multiple programmes of archaeological investigation. These include desk-based assessments, field walking, geophysical survey and archaeological evaluation trenching. Most of these works have been undertaken outside of the Sub Phase 2C Landscape RMA and their findings are only discussed where directly relevant. This section consists of a summary of the works undertaken within Sub Phase 2C Landscape RMA (a summary figure of the previous works undertaken across Phase 2 has been reproduced in **Figure 2**).

Desk-based assessment

2.2.2 Archaeology South East (ASE) undertook a desk-based assessment of the entire North Horsham development area in 2015 (updated the following year; ASE 2016). This assessed multiple sources of information, including Historic Environment Data, within a large, rectangular study area, extending approximately 1 km and 1.5 km around the development area. The report also assessed the potential for the proposed development to result in harm to the significance of heritage assets through changes in their setting.

2.2.3 The report noted that no previous archaeological investigations had been undertaken within the Sub Phase 2C Landscape RMA or the wider development area. Archaeological potential was therefore largely assessed on the basis of features identified through historic mapping and aerial photography, in addition to the archaeological resources of the study area.

2.2.4 The desk-based assessment identified a low-level general potential for Palaeolithic material to be present within the development area. This potential was primarily identified with the presence of River Terrace Deposits, associated with the River Arun and of an unknown age. No such deposits are mapped (approximately) by the British Geological Survey within or in close proximity to the Sub Phase 2C Landscape RMA.

2.2.5 The report also identified a general Mesolithic potential for the development area based on regional archaeological observations. Whilst the archaeological potential of areas located on the low weald (such as the Site) has been debated, identified lithic assemblages can include 'Horsham Points', a type of flint tool important to Mesolithic assemblages across a wide area (including parts of northern France).

2.2.6 The report identified that there was a generally low potential for archaeological remains dating from the late prehistoric to the medieval period to be present within the Site. This is generally considered to be because the landscape was densely wooded throughout these periods, with most land uses being archaeologically invisible. However, by the late medieval period, a landscape of dispersed settlement and small assart fields (cleared areas of previous woodland) had developed.

2.2.7 Further clearance and agricultural settlement may have continued into the post-medieval period, although woodland management remained an important part of the local economy. A farmstead at Owlscastle Farm (located west of the Site) was likely established during the post-medieval period (although the existing buildings are modern). The 'Owlscastle' name has been considered to be indicative of a relatively isolated area of the local landscape, thought to derive either from a term for sheep smugglers or as a reference to an isolated building 'haunted' by owls.

2.2.8 Several hedgerows were identified across the development areas which were considered to be potentially historically important, on the basis of their inclusion in the 1844 Horsham Tithe map and the criteria laid out in *The Hedgerows Regulations (1997)*. This includes a small section of hedgerow within the north-western edge of Sub Phase 2C Landscape RMA (numbered 154 in the desk-based assessment). The locations of Ancient Woodland and the hedgerows identified as 'historic' in the desk-based assessment have been reproduced in **Figure 3**. The fields in which the Sub Phase 2C Landscape RMA is located appears to be the result of modern field amalgamation.

2.2.9 The settings assessment identified that the wider proposed development could impact on the significance of multiple heritage assets, primarily due to a loss of directly associated agricultural land. It concluded that the significance of the *'Brook House'* Grade II Listed Building (NHLE 1027040), *'Barn to the south-west of Brook House'* Grade II Listed Building

(NHLE 1286021), and *'King's Farmhouse'* Grade II Listed Building (NHLE 1193716) would not be harmed through changes in its setting resulting from the proposed development (this was reassessed in more detail in subsequent work, see below).

Environmental Statement

2.2.10 An environmental statement was produced in 2016 as part of the outline application process (Liberty Property Trust 2016). This included a chapter on archaeology and heritage, which synthesised the earlier desk-based assessment and subsequent fieldwalking and geophysical surveys. The field walking did not identify any obvious concentrations of activity in close proximity to the Site (ASE 2015). These later investigations were intended to investigate a representative sample of the development area as a whole. They did not cover Sub Phase 2C Landscape RMA, but did include a large area to the south-west. The field walking in this area (Area D) did not identify any obvious concentrations of activity and though some possible archaeological anomalies were noted in the geophysical survey, a geological or natural origin were predicted for many of the responses (ASE 2015).

2.2.11 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area (including Sub Phase 2C Landscape RMA) has a potential to contain locally significant archaeological remains. Any such remains have the potential to be disturbed as a result of the outline development which could result in a total or partial loss of significance. It went on to state that this archaeological potential should be further investigated through a programme of archaeological works agreed with Horsham District Council and that the potential loss of significance should be mitigated where necessary either through preservation *in situ* or through excavation. The ES chapter did not identify any cumulative impacts to either archaeological remains or any other heritage assets as a result of the outline development proposals.

Geophysical survey

2.2.12 In 2023 Thames Valley Archaeological Services (TVAS) undertook a geophysical survey of a large parcel of land in the north-eastern part of the phase 2 portion of the North Horsham development area which included the Sub Phase 2C Landscape RMA (TVAS 2023f). This identified multiple anomalies within the Site through a magnetometry survey which were interpreted as potentially relating to below ground archaeological remains (**Fig. 4**).

2.2.13 In the north of the Site there appears to be a weak positive anomaly (5) which possibly represents part of a former field boundary. A further series of linear features (10, 11, 12) together form part of what appears to the boundary ditches of a field system at the north-eastern edge of the Site on yet another differing alignment. These features do not align with field boundaries visible in 19th century mapping and were considered to likely correspond with the infilled ditches of earlier field boundaries.

2.2.14 There are two positive linear anomalies within the centre of the Site (17 and 18). 17 forms traces of a further field system, which extends to the west of the Site. 18 is a short feature aligned north-west / south-east and likely represents a buried ditch-type feature. There are two areas of scattered magnetic debris positioned in the central region of the Site.

2.2.15 Two positive linear features (25 and 27) were identified running east/west on similar alignments in the south of the Site. Linear 25 was interpreted as a field or property boundary formerly consisting of a central bank flanked by ditches.

3 SETTING OF HERITAGE ASSETS

3.1 Designated heritage assets

3.1.1 The potential for the wider development to result in harm to the significance of heritage assets through a change in their setting was assessed in the desk-based assessment. In particular, four designated heritage assets were identified within 100 m of the North Horsham Development Phase 2 area, consisting of a single Scheduled Monument and three Grade II Listed Buildings (**Fig. 1**).

3.1.2 These assets have been reassessed using the previous HEDBA and ES chapter for this heritage statement within the context of the development within the Sub Phase 2C Landscape RMA.

The 'Castle' moated site, 500m ESE of Hawkesbourne Farm (Scheduled Monument NHLE 1008050)

3.1.3 A well-preserved example of a likely medieval moated site, measuring 72 m by 48 m, located under woodland over 300 m north-west of the Phase 2C Landscape RMA area. Its significance is primarily derived from its archaeological interest, in the probable presence of archaeological features and deposits both within the moat ditches, as well as in the interior. The surviving above ground features are also of archaeological interest, in particular, the interior bank, which is a rare feature in medieval moated sites. It also derives its significance from an historic interest, as it was likely the site of a manor or major freeholder farm in the medieval and/or post-medieval period.

3.1.4 The moated site's setting makes a positive contribution to its significance. This is namely through its associated with Channells Brook/Ten Acre Gill, the water from which was redirected into the moat when in use. The continued presence of the neighbouring waterway provides context to its construction and enhances the ability to appreciate its archaeological and historical interests.

3.1.5 A specific condition (condition 24) regarding this asset is included in the outline decision consent. This set out the requirements for works within the land parcel to the immediate west of the Scheduled Monument. The Phase 2C Landscape RMA area is not considered to be a relevant element of the Scheduled Monument's setting.

King's Farmhouse (1193716)

3.1.6 King's Farmhouse comprises a 17th century farmhouse with later restorations its significance is primarily derived from its architectural interest relating to the surviving post-medieval fabric and expression of rural vernacular. The historic interest is largely derived from its post-medieval origins. The immediate setting of the asset is along Wimland Road with Brook House lying to the north. Its immediate rural setting has been identified as contributing to its significance, as despite the character of the landscape reflecting modern amalgamated arable fields, the broad character of the historic landscape which saw the asset as an 'island' positioned between the fieldscape and road remains.

3.1.7 In line with the consented parameters of the outline application residential development will be introduced within the setting of the assets outline above within RMA 15 and 18. The creation of a landscaped buffer was set out as mitigation in the ES to reduce the level of harm (Liberty Property Trust 2016).

Brook House (1027040), Barn to the south-west of Brooks House (1286021)

3.1.8 Brook House and the associated Barn comprise a medieval open hall with rear additions of 16th and early 20th century date, and an associated weatherboarded barn of 16-17th century date. The significance of the assets are primarily derived from its architectural and historic interest relating to the surviving medieval and post-medieval fabric and expression of rural vernacular. The immediate setting of the assets is along Wimland Road with direct view of the Site to the west. There is no known historic association between the Site and the assets. The original setting of the assets has been substantially modified since the 19th century, but the surrounding open farmland, including the adjacent parts of the Site to the west, still reflects an agricultural character, albeit modern, and allows the asset to be understood in terms of its farming origins. It therefore contributes to the significance of the asset, although reduced to some extent in view of the modern character. The historic and architectural interest of the assets as a group, together with the spatial association between them and their curtilage as a farmstead, is of greater significance.

3.1.9 In line with the consented parameters of the outline application residential development will be introduced within the setting of the assets outline above within RMA 15 and 18. The creation of a landscaped buffer was set out as mitigation in the ES to reduce the level of harm (Liberty Property Trust 2016).

4 CONCLUSIONS

4.1 Archaeological remains

4.1.1 The archaeological works already undertaken within the Site indicate a generally limited potential for archaeological remains to be present. The geophysical survey has identified anomalies within the Site which indicate the presence of the below ground remains of former agricultural features, namely former ditched field boundaries.

4.1.2 Based on the findings of evaluation trenching undertaken across the wider development area, including to the north-west of the Site in the RMA 12 area (TVAS 2023c), most remains are likely to be relatively modern in origin and to have low archaeological significance. However, the presence of more complex or significant remains cannot be ruled out on the basis of the available information.

4.1.3 A written scheme of investigation for archaeological evaluation trenching in the Phase 2C Landscape RMA area was produced by TVAS in 2023, as part of a larger area (TVAS 2023f). The evaluation trenching is still outstanding. In supplying their consultee response as part of the discharge of Condition 22 for the areas which were trenched (DISC/24/0063), the archaeological advisor to Horsham District Council stated that the written scheme of investigation for the outstanding trenches was still acceptable.

4.1.4 These trenches have been positioned in order to test the results of the geophysical survey and to sample the areas in which no geophysical anomalies were identified. The client has confirmed their intent to undertake this trenching in the immediate future. This would allow for a fuller understanding of the nature, extent and significance of any archaeological remains present within the Site.

4.1.5 Following the completing of the trenching, an evaluation report will be submitted to Horsham District Council in order to discharge Condition 22 for Phase 2C Landscape RMA. This will be dealt with separately to this RM application. If any particularly complex or significant archaeological remains are identified, it may first be necessary to design an appropriate mitigation strategy in consultation with the council's archaeological advisor. Based on the

findings of the geophysical survey and evaluation trenching undertaken in the surrounding area, it appears to be unlikely that highly significant remains are present within the Site.

4.2 Setting of heritage assets

4.2.1 The Landscape Buffer Area is in part designed to mitigate harm to the Listed Buildings which lie to the south-east by screening the residential development of RMA 18 which lies to the north-west of the assets and the wider introduction of the residential development in RMA 15. While there is a utility buffer which restricts some of the area available for planting a defined tree line is and hedging is proposed to screen and filter views. This is in line with the consented parameters of the outline application.

4.3 Historic Landscape Character

4.3.1 The site's historic landscape character is not considered to have a high level of heritage significance and the proposals are within the parameters of the consented outline consent. A small section of hedgerow which may be considered as 'historic' under the Hedgerows Regulations 1997 (as amended 2002) has been identified within the Site. While elements of it require removal as part of other RMAs to the south (notably RMA 3) its general course is expected to still be legible.

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APPENDICES

Appendix 1: Terminology

Glossary

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

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

Chronology

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

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

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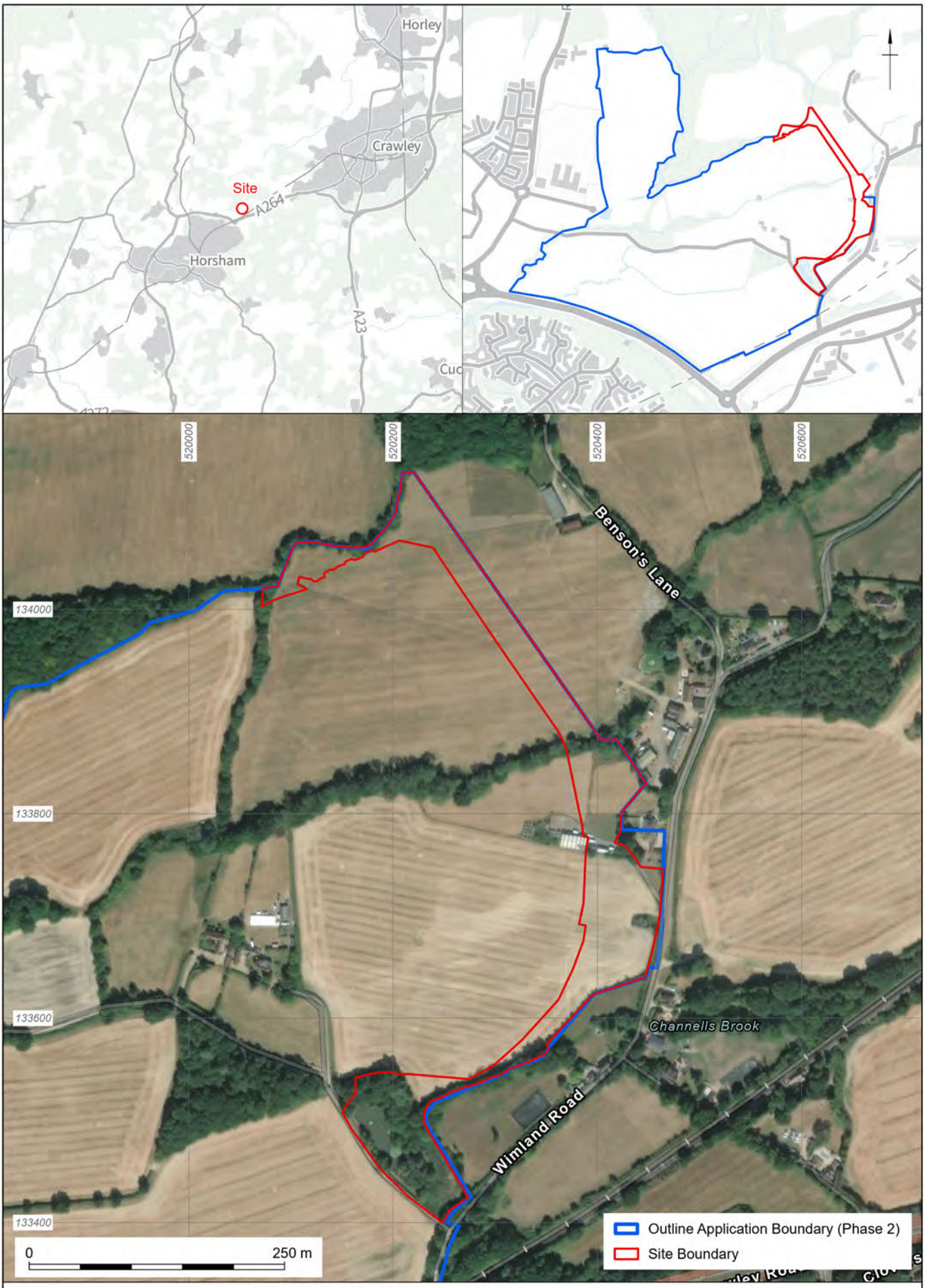

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Figure 1: Phase 2C Landscape RMA location

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519000 519200 519400 519600 519800 520000 520200 520400

134200 134000 133800 133600 133400 133200

Old Hawkesbourne Farm
The Lodge
Benson's La
Benson's La
Orrell Rd
Rusper Rd
Rusper Rd
Bushilla
Bushilla
Owlscastle Farm
Sunnybrook Farm
A264
A264
A264
Old Crawley Rd
Hatchlands
Lemmington Way
Bartholomew Way
Crawley Road

Site Boundary
Outline Application Boundary (Phase 2)

Archaeological Investigations

Field walking
Geophysical survey
Evaluation Trenching

0 200 m

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

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519600 519800 520000 520200 520400 520600 520800

134400 134200 134000 133800 133600 133400 133200

155 154 153 152

1008050

The Lodge

Benson's La

Budd's Farm

1476969

Owlscastle Farm

Bush La

1027040

1286021

1193716

Sunnybrook Farm

1027057

Brook La

Crawley Road

1286195

Cottages

A264

1354144

Old Crawley Rd

1027061

Site Boundary

Outline Application Boundary (Phase 2)

Grade II Listed Building

Historic Hedgerows

Ancient Woodland

Scheduled Monuments

0 200 m

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Figure 3: Historic hedgerows, Designated Assets and Ancient Woodland in proximity to the Site

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134100 134000 133900 133800 133700 133600 133500 133400

5 6 7 8 10 11 12 13 9 14 15 16 17 18 19 20 21/22 21/22 27 24 25

Benson's La
Wimland Rd
Owlscastle Farm
Bush La
Sunnybrook Farm
Wimland Rd
Brook La

Site Boundary
Outline Application Boundary (Phase 2)
Strong positive anomaly
Weak positive anomaly
Negative anomaly
Ferromagnetic debris

0 150 m

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Figure 4: Geophysical anomalies identified within the Site

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