

**Land West of Worthing Road (Phase 5), Southwater,
West Sussex**

Heritage Statement

**Prepared for
Berkeley Homes (Southern) Ltd**

Pip Stephenson (MA)

**Project No. 180858
Report No. 2019267**

WSHER Ref. No. 2019 -095

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**Archaeology South-East,
Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR**

**Tel: 01273 426830
Fax: 01273 420866
fau@ucl.ac.uk
www.ucl.ac.uk/archaeologyse**

Summary

This heritage statement has been prepared for the proposed construction of a residential development on land west of Worthing Road, Southwater. The Site comprises two sub-rectangular fields bounded to the west by Shaw's Lane, and residential development to the east.

The assessment has concluded that:

- The Site has a hypothetical high potential for archaeological deposits of Iron Age - Romano-British date and post-medieval date, a moderate potential for deposits of prehistoric date, a low potential for deposits of Saxon and medieval date, and a high potential for post-medieval deposits (these likely to be of low significance) based on discoveries elsewhere in the wider Study Area including fields immediately adjacent;*
- The Site has been exposed to some truncation from arable cultivation but fieldwork on adjacent arable fields has indicated the survival of archaeological deposits;*
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site;*
- No impacts on the fabric of any designated heritage assets are anticipated.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the University College London Centre for Applied Archaeology) has been commissioned by Berkeley Homes (Southern) Ltd. to prepare a heritage statement to accompany a full planning application for 80 dwellings with associated access, parking and landscaping works, located on land west of Worthing Road (Phase 5), Southwater, West Sussex (Figs 1 & 2). This document is concerned with issues relating to buried archaeological deposits and extant historic landscape features.
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (CIfA 2017). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 515061 126100 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. A wider Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site comprises two sub-rectangular fields bounded to the west by Shaw's Lane, and fields to the north. Residential developments lie to the east. Two large properties bound the south-west corner of the Site.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by West Sussex County Council and from the West Sussex Record Office. Listed Building and Conservation Area data was acquired from Historic England and Horsham District Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as

geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The Site lies to the south-west of Southwater. It lies at an average height of c 59m aOD.

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the site comprises Mudstone of the Weald Clay Formation. No superficial deposits are recorded.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 3rd June 2019

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 The revised National Planning Policy Framework was published in February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012. Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 184 – 202) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 184-185)².
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 189)².
- 3.1.4 The NPPF is supported by Planning Practice Guidance, launched in April 2014³. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁴.

Local Planning Policy

Horsham District Planning Framework (HDPF)

- 3.2.1 The HDPF was agreed in 2015 and sets out planning strategy up to 2031⁵. The HDPF has a policy relating to the historic environment:

Policy 34

Cultural and Heritage Assets

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>, accessed 25th July 2018

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, accessed 25th July 2018

⁴ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed 25th July 2018

⁵ <https://www.horsham.gov.uk/planningpolicy/planning-policy/local-plan/horsham-district-planning-framework> accessed 5th June 2019

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.*

3.2.2 In addition, general references to the historic environment are also found in the following policies:

- Policy 2: Strategic Development;
- Policy 32: The Quality of New Development; and
- Policy 33: Development Principles.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

- 4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field and geophysical survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Fig. 1.

4.2 Heritage Assets

- 4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Conservation Areas

- 4.2.2 The Site does not lie within, or bordering, a Conservation Area.

Listed Buildings

- 4.2.3 No Listed Buildings are recorded within or immediately adjacent to the Site. Ten Listed Buildings are recorded within the Study Area. A small cluster of buildings to the north of the Site (**4, 8, 10**) lie at a distance between 100-200m. The remainder lying at least 400m from the Site. (Fig. 1):

- Great House Farmhouse (15th century, enlarged in 16th century) (Grade II*) (**1**) – 700m from the Site;
- The Cock Inn (16th century) (Grade II) The Cock Inn (**2**) – 404m from the Site;
- College Farmhouse (17th century) (Grade II) (**3**) – 560m from the Site;
- Vicarage Cottage (17th century) (**4**) – 172m from the Site;
- Jasmine Cottage & Wheelwright House (17th century) (Grade II) (**5**) – 500m from the Site;
- Swains (17th century) (Grade II) (**6**) – 870m from the Site;
- Marlpot Farmhouse (17th century) (Grade II) (**7**) – 586m from the Site;
- Southwater House (19th century) (**8**) – 100m from the Site;
- Barn to NW of Marlpot Farmhouse (18th century) (Grade II) (**9**) – 580m from the Site;

- Holy Innocents Church (19th century) (Grade II) (10) – 160m from the Site;

4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Registered Historic Parks and Gardens, Registered Historic Battlefields or Protected Wrecks.

Non-Designated Heritage Assets

Archaeological Notification Areas

4.2.5 West Sussex County Council has identified various Archaeological Notification Areas throughout the County. These areas have no statutory status or protection, but are intended to be treated as a material consideration during the processing of planning applications. It must be stressed that these Areas are not exclusive. Sites outside them can contain archaeological remains of major importance that may be presently unknown. Conversely not every part of these areas will inevitably contain archaeological remains. Their boundaries are not necessarily precise. The Site is located within Archaeological Notification Area: ANA Horsham 029 (below).

4.2.6 Two ANAs are located within the Study Area (Fig. 1):

- ANA Horsham 028: Medieval Moated Site at Watlings Farm, Southwater. Grade Amber
- ANA Horsham 029: Land to the West of Southwater - area covered by magnetic gradiometer survey and containing Listed Buildings including Great House Farm, a former moated manor. Grade Amber.

Ancient Woodland

4.2.7 Several areas of Ancient Woodland (*i.e.* woodland known to have existed since 1600, and which may therefore contain archaeological features relating to historic woodland management) are recorded within the Study Area. One small area abuts the Site boundary, at the extreme south-eastern corner (Well Field).

4.2.8 A number of other non-designated heritage assets are recorded on the WSHER database. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER, the Site is classed as informal fieldscape deriving from medieval regular piecemeal enclosure (HWS5042).

4.4 Previous Archaeological Investigations

4.4.1 Geophysical survey has previously taken place within the boundaries of the Site, outlined below (ASE 2011, 2014). Extensive archaeological investigations have taken place in the fields to the north and north-east of the Site (Fig. 3).

- A field-walking project in fields immediately to the east of the Site in 2008-2009 (ASE 2011) found evidence for occupation/activity spanning the Mesolithic (limited) to Romano-British periods, with further evidence for post-medieval activity (EWS1179).
- Geophysical Survey in 2011 (Stratascan 2011) identified a number of positive linear and area anomalies representing cut features of a probable and possible archaeological origin. A number of large bipolar anomalies were also identified within the data set and were interpreted as thermoremanent features such as kilns or hearths; and
- A detailed fluxgate gradiometer survey of the Site by Archaeology South-East was commissioned by Berkeley Strategic Land Ltd in 2014 (ASE 2014). Limited evidence of archaeological features was detected throughout the magnetic survey. The most obvious possible archaeological features were represented by a possible ditch and a series of anomalies representative of possible former ridge and furrow. Other anomalies identified consisted of possible infilled cut features. Areas of magnetic disturbance may mask underlying features with a weaker magnetic signature.

4.4.2 Archaeological evaluation has also been undertaken on land to the north and north-east of the Site (2016 and 2019) (Fig. 4).

- An archaeological evaluation was conducted at land north of Church Lane in March 2016 (ASE 2016). Twenty-three trenches measuring up to 30m in length were excavated. Small quantities of residual worked flint were recovered from the overburden across the site. Evidence of Iron Age activity, represented by ditches and an occupation layer was identified. Post-medieval activity was represented by a small collection of 19th and 20th century pottery in the overburden. Undated burnt pits were interpreted as possibly relating to the practice of 'burn beating', an activity designed to clear large areas of scrub and fertilise soil by burning and turning over the soil by hand. The burnt features were undated. Similar activity has been noted in both the Iron Age and post-medieval periods at Broadbridge Heath, c. 5km to the north (Margetts 2013; ASE 2016).
- An archaeological evaluation was conducted by ASE on land lying to the north of Church Lane (Trial Trenching February 2019: Fig. 4). This work was undertaken in February and April 2019. Eighteen trenches in total were excavated (ASE 2019 and Wilson 2019). The archaeological horizon appeared intact but the results do not appear to correspond with those of the geophysical survey. Two features of archaeological interest were encountered in two separate trenches. Neither feature produced finds or dating material (Wilson 2019).

4.4.3 A nearby excavation undertaken just beyond the Study Area to the south-east (*Land at Millfield, Southwater*) produced evidence of the Mesolithic and/or Early Neolithic period comprising three pits, and evidence for later settlement dating to the late Iron Age and early Roman period including a possible roundhouse and a large number of pits. Medieval field boundaries were also identified.

4.5 Archaeological Periods

- 4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Figs 2 & 3.

Prehistoric: Palaeolithic (c. 750,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.6 Prehistoric

- 4.6.1 Until recently, relatively little evidence for prehistoric activity was known in the Weald. The area is thought to have been largely covered in dense post-glacial primary forest. However, palaeoenvironmental analysis is now indicating that at least limited, localised forest clearance was being undertaken from the Mesolithic onwards (Holgate 2003), most likely to encourage expansion and diversification in plant and animal species and to make the landscape more accessible for exploitation. A gradual intensification of Wealden woodland clearance is likely during the Neolithic.
- 4.6.2 The presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. Much of the known prehistoric settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand, although recent work west of Horsham (Margetts 2013) has produced considerable evidence for previously unsuspected prehistoric occupation on the claylands.
- 4.6.3 Most of the evidence for Iron Age activity in Sussex is found on the downland. It is noticeably scarcer than that for Bronze Age activity. The most visible evidence relates to a series of defended enclosures, many of which originated in the Late Bronze Age (Hamilton & Manley 1997). Farming settlements and enclosures are also known and the Iron Age also saw the beginnings of the Wealden Iron industry most of which activity was concentrated in the eastern part of the Weald (Gardiner 1990).
- 4.6.4 No prehistoric sites are recorded within the Site, but two prehistoric sites are recorded within the Study Area (**11** – **12**). Prehistoric flint dated between the Mesolithic and Late Bronze Age (**11**) was found at Poundfarm Gill. Flints dated to the Neolithic have been found at a depth of c 1.0m at Stakers (**12**). Fieldwalking in 2008-2009 on land west of Southwater found evidence of

Mesolithic flints (EWS1179) (Fig. 3). Three pits dating to the late Mesolithic or early Neolithic have been excavated to the south-east just beyond the Study Area (section 4.4.3).

- 4.6.5 Trial trenching in the area to the north and north-east of the Site produced evidence of ditches and an occupation layer dated to the Iron Age (ASE 2016). Burnt pits identified during trial trenching in 2016 have been proposed as possible evidence of a practice known as burn-beating, designed to increase soil fertility (see section 4.4.1) examples of which have been noted within the wider locality in both the Iron Age and post-medieval periods. Excavations further to the south-east have also provided evidence of Late Iron Age activity including possible settlement.

4.7 Romano-British

- 4.7.1 Evidence for Roman activity in the Weald is sparse, and is confined mainly to roads and ironworking sites. Few settlement sites have been found in the High Weald (Rudling 1999), although some sites such as villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known from the less bleak periphery (Gardiner 1990) and recent work west of Horsham has produced some evidence for occupation.
- 4.7.2 The field-walking survey undertaken in 2008-2009 on the land north and east of the Site found some small evidence for Romano-British activity (Fig. 3). Late Iron Age – Romano-British settlement has been found to the south-east of the Site, just beyond the Study Area (section 4.4.3).

4.8 Early Medieval

- 4.8.1 During the Anglo-Saxon period, the Weald was largely covered by the great forest of *Andredeswald*. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. The Weald was an important area for seasonal swine pastures established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region. Part of the Study Area (to the west of the Site) lay within the manor of Marlpost, a detached Wealden outlier of the coastal manor of West Tarring, a long strip manor running from the parish of Shipley up to the Sussex/Surrey border, 12kms in length and only a few hundred metres wide (Chatwin & Gardiner 2005). Many of the north-south aligned roads, tracks and footpaths in the region originated at this time as droveways.
- 4.8.2 Little is currently known of the nature of Saxon occupation in the surrounding rural area. Horsham itself is not mentioned in Domesday, although its appearance in a pre-Conquest charter suggests a settlement of some nature (Darby & Campbell 1962, 420). By the 10th century, the multiple estates had begun a process of fragmentation into smaller units, and it is from this process that the separate parish of Horsham probably derives, although the date of this process is unclear – the Site lay within the southern part of Horsham parish. The settlement pattern, which largely developed from the Mid-Late Saxon

period, tends to conform to the Ancient Countryside pattern (Rackham 1986), comprising an irregular landscape of fields carved out of the woodland, with settlement largely comprising a dispersed pattern of hamlets and isolated farmsteads. The area falls within the Weald Sub-Province within the South Eastern Province in Roberts & Wrathmell's rural settlement classification (Roberts & Wrathmell 2000).

4.8.3 The WSHER contains no early medieval records within the Study Area.

4.9 Medieval

4.9.1 The Domesday entry for the manor of West Tarring refers to William de Braose, lord of the Rape of Bramber, holding four hides from the archbishop of Canterbury – this included the outlying Wealden manor of Marlpost (west of the Site), and indicates some settlement and arable cultivation at this time. The placename Marlpost is itself of Norman French derivation, being first recorded as *Malrepat* in the 12th century, and meaning either 'ill-feeding', a reference to poor land for cultivation, or derives from the personal name of a Norman steward of the manor (Mawer & Stenton 1930, 227). There are also references to assarting (the clearance of woodland to create fields) for arable in Crockhurst in the 13th century, together with tithes of pannage (the pasturing of pigs within woodland) in the same area and at Marlpost, indicating the mixed mosaic of landscape types existing at the time (Hudson 1986, 166).

4.9.2 The rural landscape comprised a mainly pastoral landscape of irregular assarts with small patches of common demesne (land held in hand by the manorial lord) arable around scattered settlement foci (e.g. a block of recorded demesne between Watlings Moathouse and Great House Farm – Chatwin & Gardiner 2005), usually enclosed at an early date leaving little trace in the documentary record. Elements of the medieval landscape survive within the Site, and are recorded on the Sussex Historic Landscape Character (HLC) database. The Site lies within an area of regular piecemeal enclosure of medieval origin.

4.9.3 Medieval ribbon development along the road to Steyning and the coast formed the nucleus of the later hamlet of Southwater.

4.9.4 One Listed Building of medieval date is recorded within the Study Area (**1**) (Great House Farmhouse, Grade II*), and a medieval farmstead is recorded at Marlpost (**13**). The Bax public house was originally a 15th century former weaver's cottage (**14**).

4.10 Post-Medieval

4.10.1 The agricultural landscape around Southwater is largely a fossilised late medieval landscape, comprising small irregular fields carved from the surrounding woodland, much of which has been left as shaws, often managed for woodland products through coppicing – woodland remained an important resource until modern times, with the woods at Marlpost supplying timber for the naval dockyards along the Thames in the 17th century (Hudson 1986, 131). The farming regime was largely pastoral, including some sheep farming,

although arable land increased to form half the parish by 1844. This trend reversed in the second half of the 19th century, as the land reverted to dairy pasture to provide London with milk. Poultry farming and market gardening was also important from the mid-19th century, with Southwater becoming known for its geese.

4.10.2 Scattered across the landscape are a number of large farms, often comprising buildings of early post-medieval date, but occupying much older sites. Smaller building plots along the roadsides often represent illegal encroachments (squatter settlements) onto former wasteland. Some modification of the field pattern, including the grubbing out of shaws and hedgerows, took place during the 19th century when advances in technology allowed arable farming to be carried out on a much greater scale than before. This process is particularly evident south of the railway line, although the field pattern to the north remained largely untouched. One particular group of former agricultural buildings, College Barn (east of the Site), may have had a complex history, with documentary research suggesting it operated as a farmstead in its own right (College Farm, with the current farm of that name then known as Priors), before being downgraded to a field barn. A letter of 1734 refers to College Farm as being in 'wretched condition', suggested it predated 1734 by some years. Fieldwalking by the Southwater Local History Group has found pottery of medieval as well as post-medieval date relating to this locality (information supplied to WSCC by Patsy Laker and Joan Francis).

4.10.3 A settlement grew up at Southwater Street along the main road from Horsham to Arundel – this process became more marked following the turnpiking of the road in 1764. The population increased during the 19th century, resulting in the creation of a new church (Holy Innocents) in 1850. The railway station was built in 1861 along the Shoreham to Horsham railway, closing in 1965. A further catalyst for population growth was the development of the brickmaking industry on the southern edge of Southwater from the 1890s, finally closing in 1982.

4.10.4 In addition to the nine post medieval Listed Buildings listed above (section 4.2.3) twenty-one post-medieval sites are recorded within the Study Area:

- Stonepits in Pond Farm Gill (**15**);
- Former brickworks (**16, 18**);
- Shoreham to Horsham (Christ's hospital) railway (**17**);
- Milestone (**19**);
- Farm buildings associated with Great House (**20**)
- Sites of historic farmsteads and outfarms (demolished or partially extant) (**21 – 33**);
- Elm Cottages (**34**);
- Old Brickyard Gates (**35**).

4.11 Modern

4.11.1 Three modern structures are recorded as historical assets within the Study Area:

- War Memorial (**36**);
- Bronze Statue of an Iguanodon (**37**);
- Former National School (**38**).

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 Early county maps show little detail about the Site, but emphasise the rural nature of the locality. The 1724 one-inch map by Richard Budgen (Fig. 5) shows the main road network and a building that must correspond to Great House Farmhouse. Gardner and Gream's one-inch map of 1795 (Fig. 6) shows more detail, although the field pattern is largely stylised. Nevertheless, some of the listed buildings can be recognised. The Ordnance Survey Draft map of c.1800 (Fig. 7) shows the contemporary landscape in more detail, including small settlement sites or groups of agricultural buildings. An east-west oriented track traverses the centre of the Site, apparently linking the farm to the immediate west of the Site with the main north-south road to the east. Parts of six fields lie within the Site boundary.
- 5.2 The next available mapping was the Horsham Tithe of 1844 (Fig. 8). Two main blocks of fields are represented within the wider Study Area, separated by a long continuous boundary running to the east of Courtland Wood. This boundary is of medieval origin, separating the manor of Marlpost to the west from the manor of Crockhurst to the east, with clearly different field patterns evident within each. The Site lies within the latter, eastern block, and consisted of small fields bounded by sinuous boundaries. The land holding had been reorganised, the northern half now occupied by a single square field and the southern half divided into two smaller rectangular fields. A small triangle of land to the north-east of the farm lying west of the Site may correspond to a kind of farmyard, or green. Field names are utilitarian and descriptive (1039: First Field; 1040: Four Acres; 1041: Long Field). The former is described as under arable and wood, the latter two as under arable cultivation.
- 5.3 Coverage by Ordnance Survey mapping between 1875 and 1977 emphasises the largely static nature of the landscape, the southern field amalgamated as one by 1875 (although a footpath continued to mark this boundary into the 20th century) and a single large field created by 1977 (Figs 9 – 13).

6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was made of the vertical and oblique collections of the National Library of Air Photographs held at the National Monuments Record Centre, Swindon. A total of 55 vertical prints were consulted spanning the period 1947-1975. The following aerial photographs were checked.

Table 1: Vertical Aerial Photographs

Sortie No.	Frames	Date	Scale
RAF/CPE/UK/1966	4079-4082	10/04/1947	1:10000
RAF/58/2843	171-175	06/05/1959	1:11000
RAF/58/2939	177-181	15/06/1959	1:10666
MAL/60438	83898-83901	01/08/1960	1:6000
MAL/60438	83918-83922	01/08/1960	1:6000
MAL/60449	86015-86020	05/12/1960	1:5500
MAL/61482	92667-92679	17/07/1961	1:2500
MAL/73031	48-51	18/06/1973	1:6000
MAL/75010	28-29	27/02/1975	1:10000
MAL/75011	56-57	04/03/1975	1:6000
OS/73392	739-743	09/08/1973	1:7400

- 6.2 A spread of photographs was available for the site. In terms of land-use, they served to support the generally unchanging nature of the Study Area, which has mainly been used as agricultural land for the entire period covered by the photographs. No features of archaeological interest were observed on any of the photographs.
- 6.3 Rapid observation of readily available Lidar imagery added nothing to the geophysical results for the Site.

7.0 WALKOVER SURVEY

- 7.1 Walkover survey was originally undertaken in respect of the previous reports on 23rd July 2008 and 20th January 2014. Conditions were good on both occasions, being dry and sunny.
- 7.2 The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.
- 7.3 The walkover survey identified no features of historic or archaeological significance within the current Site area.
- 7.4 A small general potential for archaeological deposits across the site is based on the results of the geophysical survey.

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

- 8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are no known heritage assets within the Site. However, recent fieldwork to the north-east of the Site has produced evidence of Iron Age and Roman period activity. Fieldwalking has produced finds of unstratified worked flints in the Site vicinity, but these are of relatively limited archaeological value due to their secondary deposition, and indicate itinerant use by hunter-gatherer communities.
- 8.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:
- Prehistoric – Moderate
 - Iron Age and Romano-British – High
 - Anglo-Saxon – Low
 - Medieval – Low
 - Post-medieval – High
- 8.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.
- 8.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 9.1 Previous impacts on buried archaeological deposits are likely to be confined to medieval and post-medieval plough damage, removal of trees and field boundaries including infilling of ditches and grubbing up of former hedges.
- 9.2 Evidence from archaeological work carried out to the north and to the south-east indicates that cut features survive below the ploughzone.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. The proposed development comprises residential development and associated roadways, parking and services as shown in Figure 14. The proposed layout includes a buffer of amenity land including several ponds to the west and south of the Site.

Impacts on designated heritage assets

- 10.2 No physical impacts are anticipated on any designated heritage assets.

Impacts on non-designated heritage assets

- 10.3 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:
- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
 - Excavation of service trenches;
 - Construction of access roads and car parking areas;
 - Landscaping;
 - Tree planting for landscape mitigation;
 - Excavations for ponds.

11.0 CONCLUSIONS

- The Site has a hypothetical high potential for archaeological deposits of Iron Age - Romano-British date and post-medieval date, a moderate potential for deposits of prehistoric date, a low potential for deposits of Saxon and medieval date, and a high potential for post-medieval deposits (these likely to be of low significance) based on discoveries elsewhere in the wider Study Area including fields immediately adjacent;
- The Site has been exposed to some truncation from arable cultivation but fieldwork on adjacent arable fields has indicated the survival of archaeological deposits;
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site;
- No impacts on the fabric of any designated heritage assets are anticipated.

12.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Horsham District Council) and their archaeological advisors.
- 12.2 This study has shown that the Site has a high potential for archaeological remains based on evidence from elsewhere in the Study Area. Trial trench evaluation to an agreed sample size of the Site would help to establish with a greater degree of certainty the presence or absence of any sub-surface archaeological deposits. Trial trenching would provide a relatively economical method for establishing the character, dating, and degree of preservation of deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 12.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

ACKNOWLEDGMENTS

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Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Figs 2 & 3)

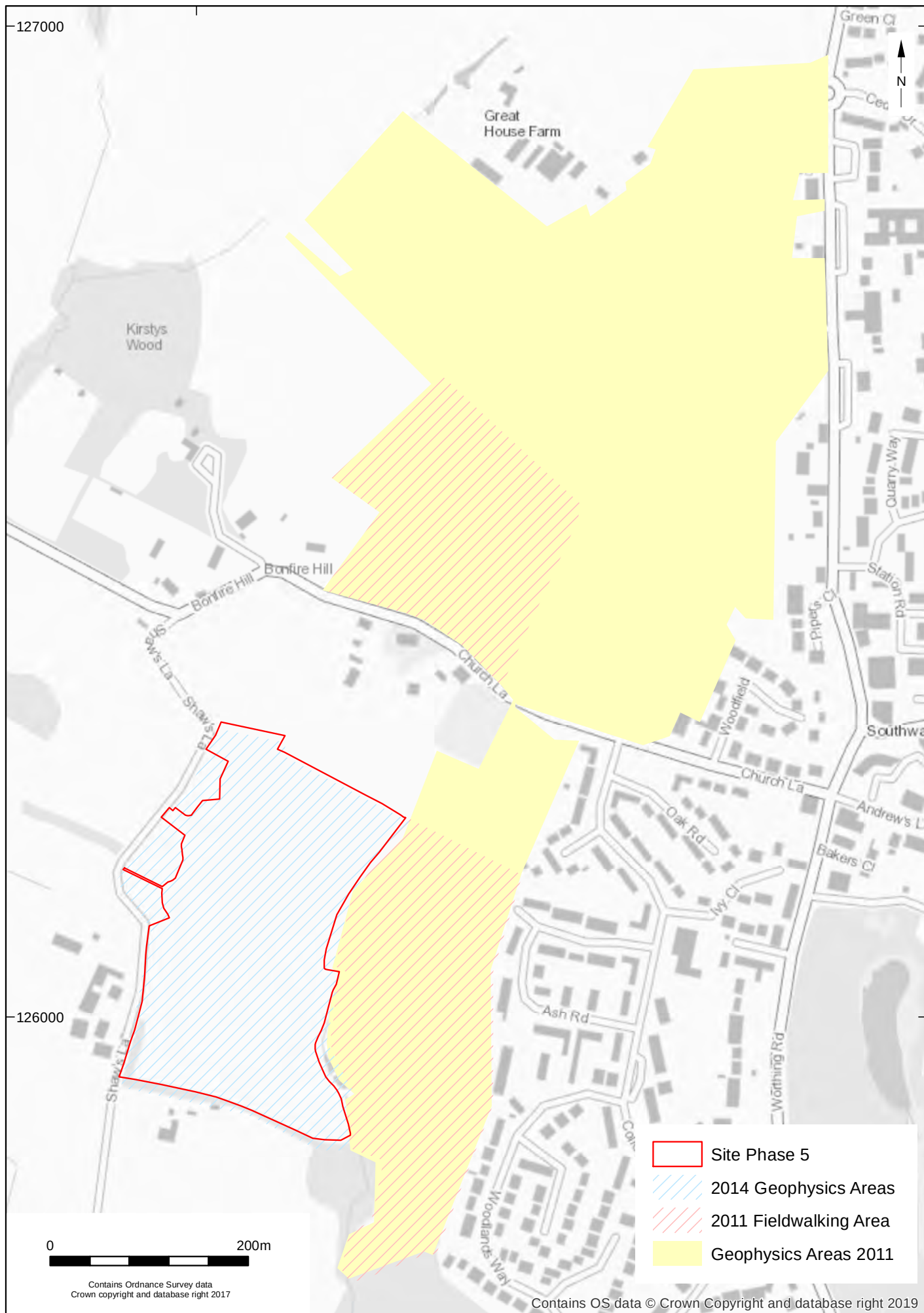
Site No.	HER/LBS No.	Easting	Northing	Description	Period
Listed Buildings (Designated Heritage Assets)					
1	DWS6210 MWS9040	515317	126931	Great House Farmhouse, Southwater. Built 1462, enlarged 1575, and early to mid-C17, modified later C17 (bressumer dated 1677, stair dated 1678). Extended and modernised late C19 or early C20. Grade II* .	Medieval
2	DWS5124 MWS12527	515620	126213	The Cock Inn, Southwater. Dates from around 16th century. Grade II	Post medieval
3	DWS6553 MWS9239	515452	126704	College Farmhouse, Southwater. Late C16 extended shortly after it was built, probably by the early C17. Grade II	Post medieval
4	DWS5141 MWS12523	515171	126398	Vicarage Cottage, Southwater, 17th century timber frame, brick and rendered building. Grade II	Post medieval
5	DWS5818 MWS12524	515629	126499	Jasmine Cottage & Wheelwright House , Southwater, a 17th century, two storey building. Grade II	Post medieval
6	DWS5146	514726	127099	Swains. C17 or earlier timber-framed building. Grade II	Post medieval
7	DWS5799	514467	126416	Marlpost Farmhouse, C17 or earlier timber-framed building. Grade II	Post medieval
8	DWS8099 MWS9238	515160	126346	Southwater House, Southwater. Former vicarage, 1854, designed by Joseph Clarke in the Gothic style. Grade II	Post medieval
9	DWS6525	514466	126440	Barn To North West of Marlpost Farmhouse. C18. Grade II	Post medieval
10	DWS6072 MWS9902	515215	126380	The Church of the Holy Innocents, Southwater. The Church was built in 1848 to 1850 and assigned a parish in 1853. Grade II	Post medieval
Non designated					
11	MWS6640	516000	126700	Prehistoric flint site found at Poundfarm Gill. Early Mesolithic to Late Bronze Age. Archaeologically Sensitive Area	Prehistoric
12	MWS3326	516000	126000	Neolithic flints - Stakers. Neolithic worked flints have been found 3ft below the surface at Stakers.	Neolithic
13	MWS12338	514480	126410	Marlpost Farm Historic Farmstead, Southwater, dating to the Medieval period.	Medieval
14	MWS14734	514770	127182	The Bax Castle Public House, Southwater. The building was originally a 15th century former weaver's cottage that retained the occupant's name (Bax) when it became a public house.	Medieval-post medieval
15	MWS4037	515900	126500	Stonepits in Pond Farm Gill	Post medieval
16	MWS4826	516100	126000	Brickfield on NE. side of railway. In operation by 1874 and marked on the maps of 1879 and 1898.	Post medieval

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Land West of Worthing Road (Phase 5), Southwater
Heritage Statement

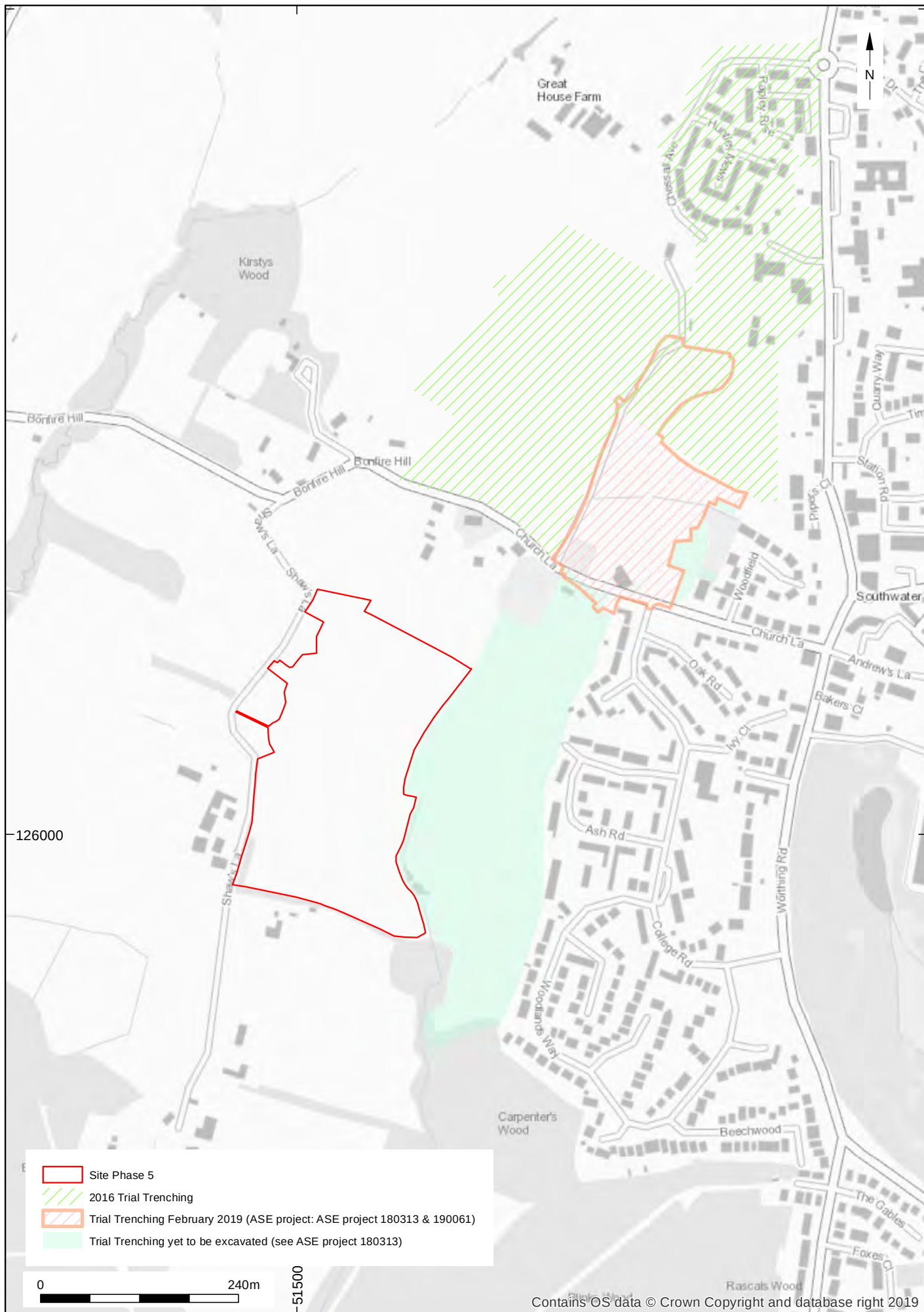
17	MWS5508	516090	125920	Shoreham to Horsham (Christ's hospital) railway, opened 1861 and closed 1965. 514340 127920 – 516090 125920	Post medieval
18	MWS5528	515800	126000	Former brickworks operated by the Sussex & Dorking United Brick Company.	Post medieval
19	MWS8538	515979	125401	Milestone - Southwater, 1763 AD.	Post medieval
20	MWS9110	515345	126863	Farm Buildings associated with Great House Farm, Southwater - 1700 AD to 1799 AD).	Post medieval
21	MWS9284	515800	126161	Site of Andrews Farm Historic Farmstead, Southwater. 1800 AD to 1899 AD)	Post medieval
22	MWS9632	514855	125611	Carpenters Barn Historic Outfarm, Shipley dating to the 19th century.	Post medieval
23	MWS9858	515207	125939	Site of College Barn Historic Outfarm, Southwater, dating to the 19th century. Demolished.	Post medieval
24	MWS9859	515446	126568	College Farm Historic Farmstead, Southwater. Historic Farmstead dating to the 17th century. Only farmhouse survives.	Post medieval
25	MWS9971	513881	125856	Crookhorn Farm Historic Farmstead, Shipley, dating to the 19th century.	Post medieval
26	MWS10970	515327	126882	Greathouse Farm Historic Farmstead, Southwater dating to the 19th century. More than 50% loss.	Post medieval
27	MWS11337	515600	126200	Site of Southwater Railway Station. The station opened in 1861 and was closed in 1966. Demolished. More than 50% loss.	Post medieval
28	MWS11942	514293	126955	Lawsons Farm Historic Farmstead, Southwater, dating to the 19th century. More than 50% loss.	Post medieval
29	MWS12301	515316	124898	Site of Malden Farm Historic Outfarm, Shipley, dating to the 19th century. Demolished.	Post medieval
30	MWS12811	514978	124961	Site of Outfarm Historic Outfarm, Shipley, 19th century. Demolished.	Post medieval
31	MWS13350	514145	126199	Postland Farm Historic Farmstead, Southwater, dating to the 19th century. Only farmhouse survives.	Post medieval
32	MWS13410	516092	125587	Site of Redfield Barn Historic Outfarm, Southwater, dating to the 19th century. Demolished.	Post medieval
33	MWS13719	514908	126038	The Chase Historic Farmstead, Southwater, dating to the 19th century. Less than 50% loss).	Post medieval
34	MWS14736	515630	126445	Elm Cottages, Worthing Road, Southwater. built by Robert Piper in 1885.	Post medieval
35	MWS14766	515710	126270	Old Brickyard Gates, Lintot Square, Southwater	Post medieval
36	MWS9910	515714	126273	War Memorial, Southwater. World War I and World War II.	Modern
37	MWS14737	515743	126336	Bronze Statue of an Iguanodon "Iggy the Dinosaur," Lintot Square, Southwater. It commemorates the finding in 1928 and 1940 of bones belonging to an Iguanodon.	Modern
38	MWS14738	515623	126833	Former National School, Southwater	Modern



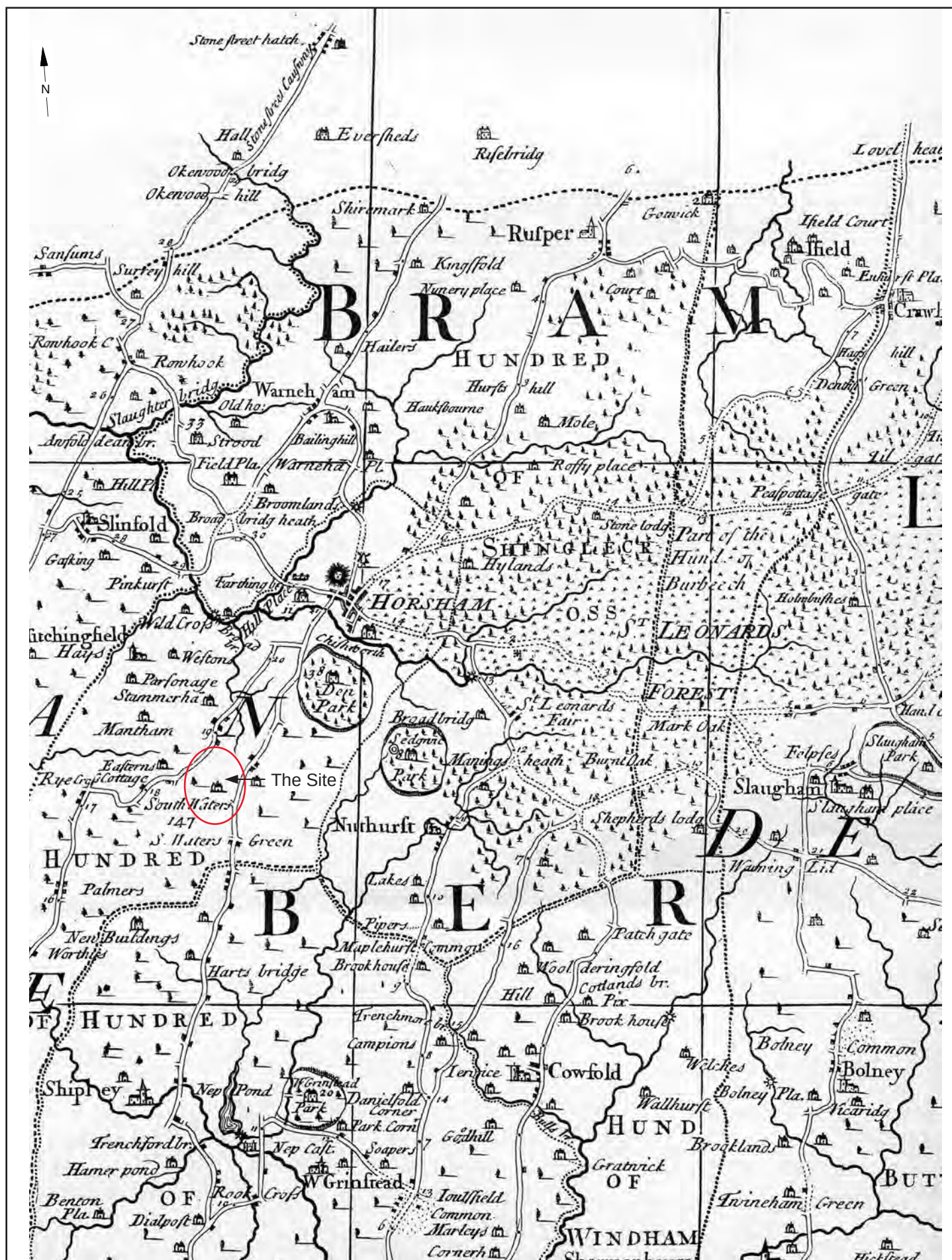
© Archaeology South-East		Land west of Southwater, Phase 5	Fig. 2
Project Ref: 180858	September 2019	Site plan	
Report Ref: 2019267	Drawn by: APS		



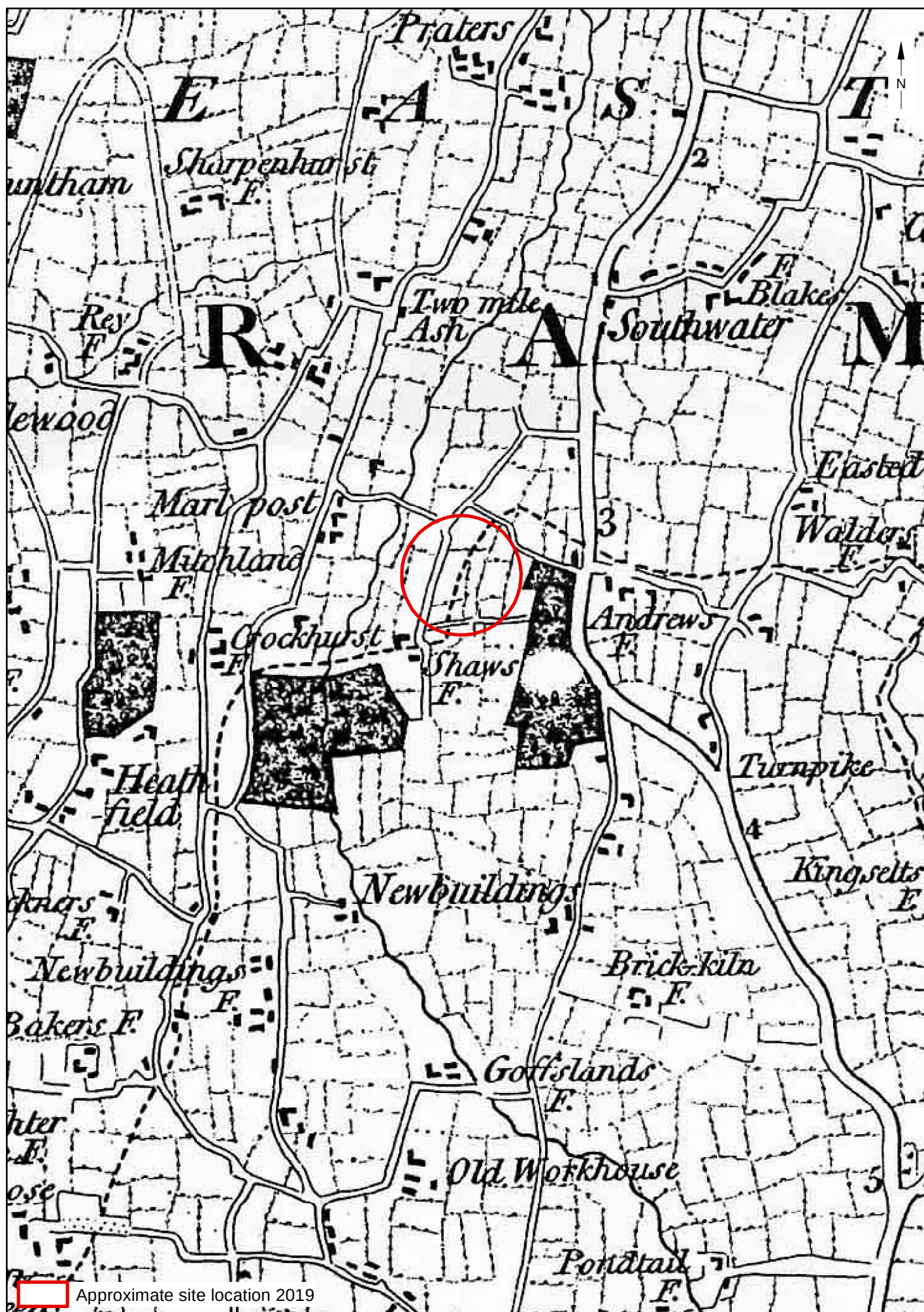
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Project Ref: 180858	September 2019	Previous archaeological evaluation	
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Project Ref: 180858	September 2019	Richard Budgen, 1-inch map of Sussex, 1724 - approximate site location	
Report Ref: 2019267	Drawn by: APS		



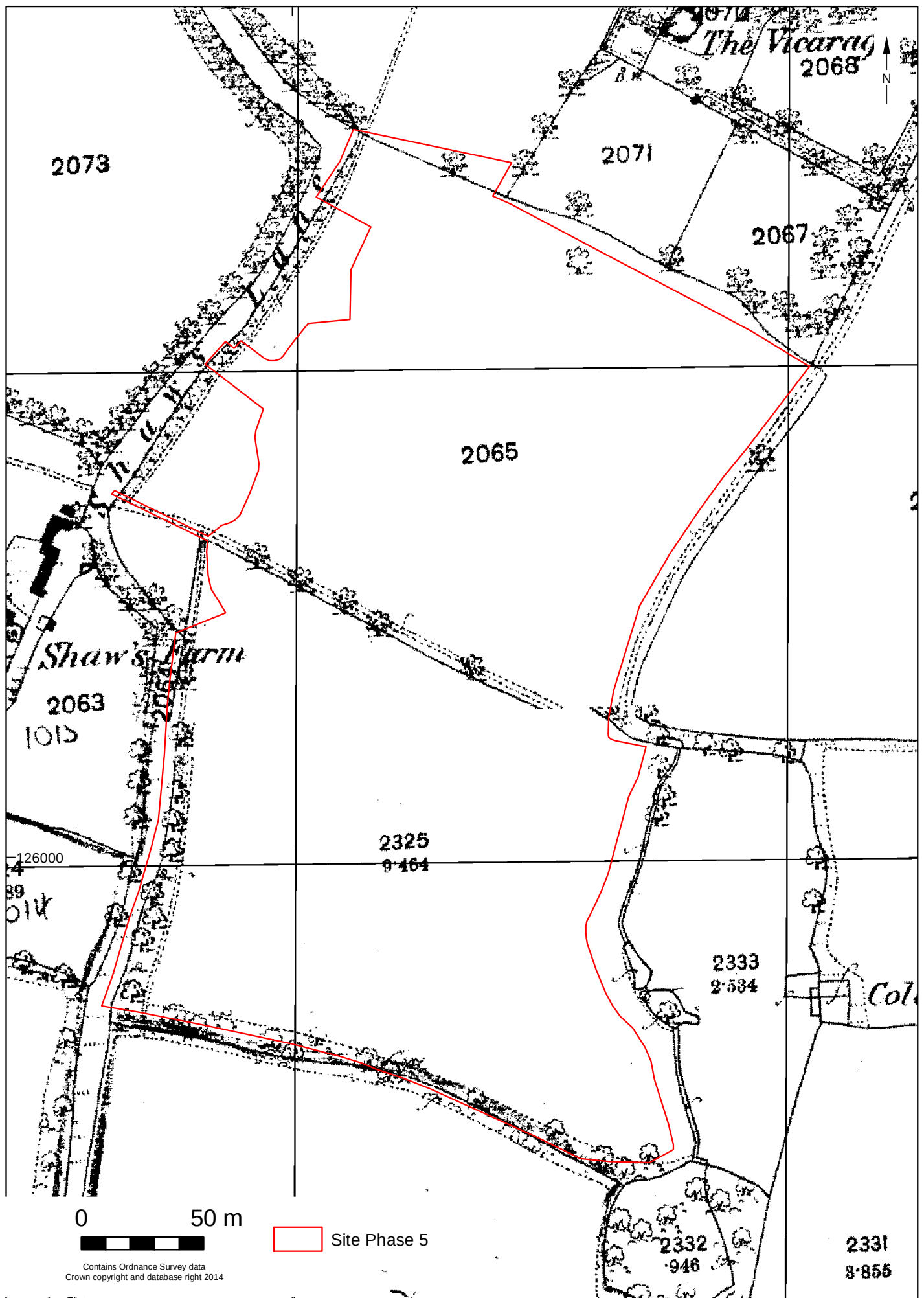
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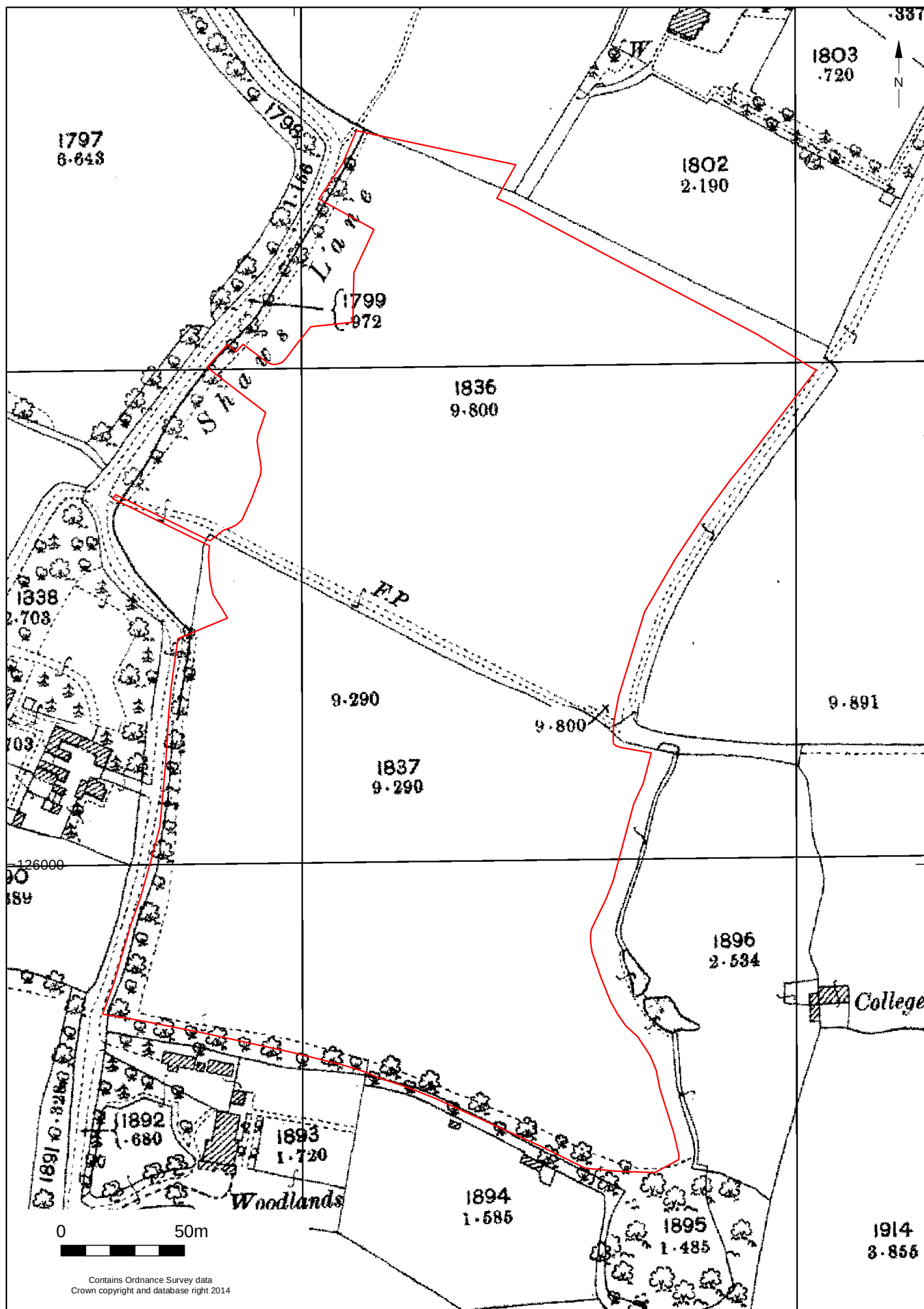
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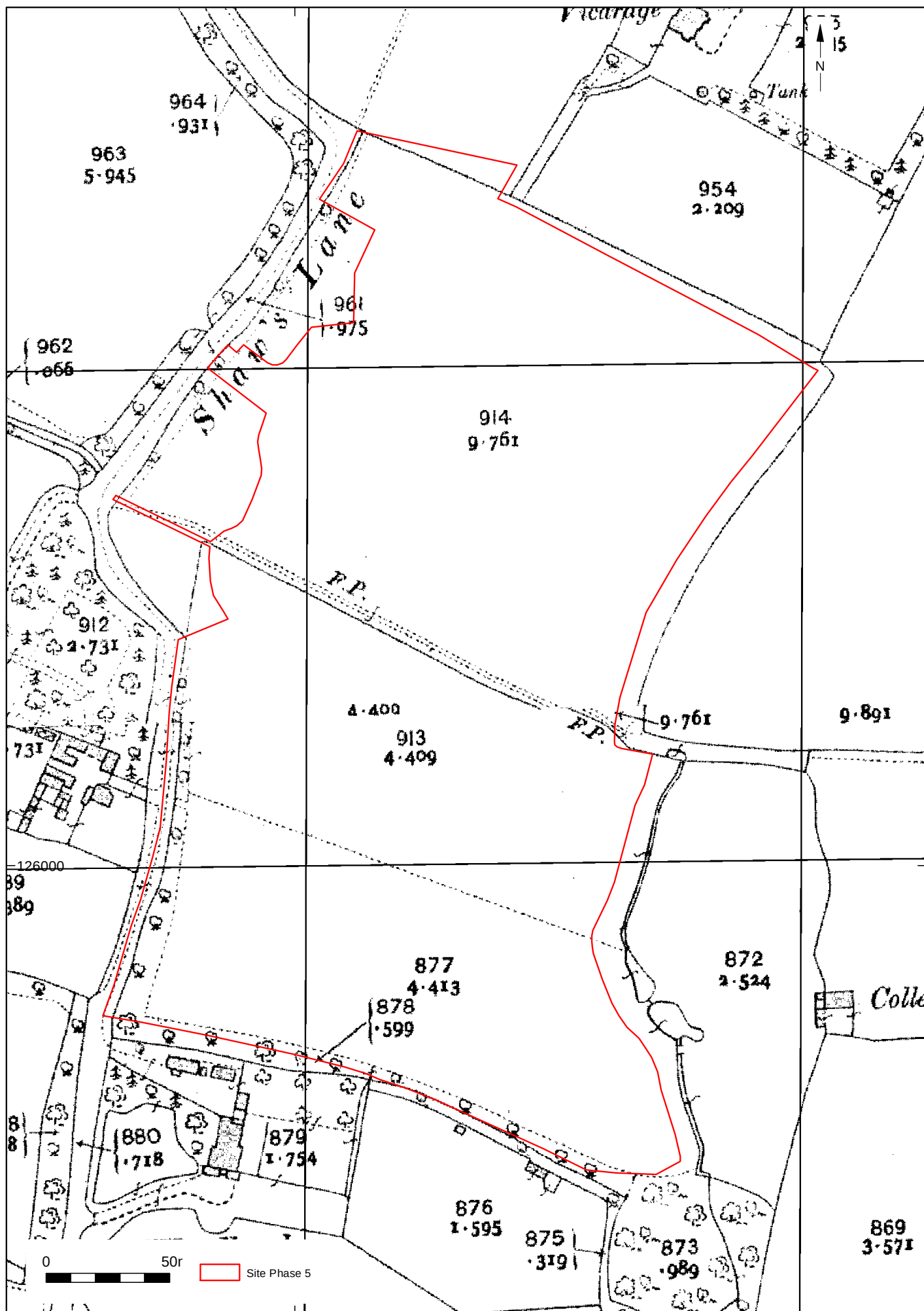
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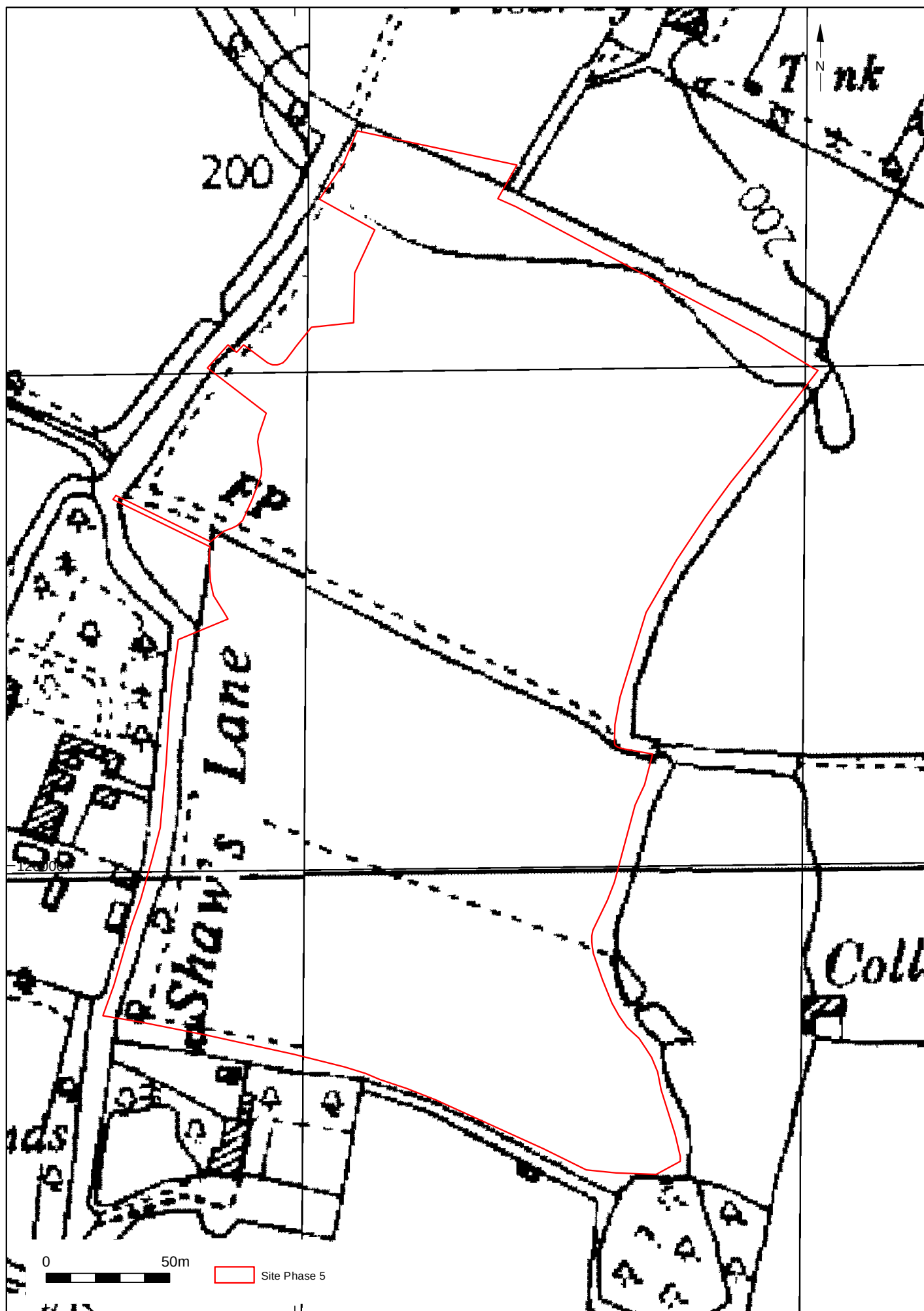
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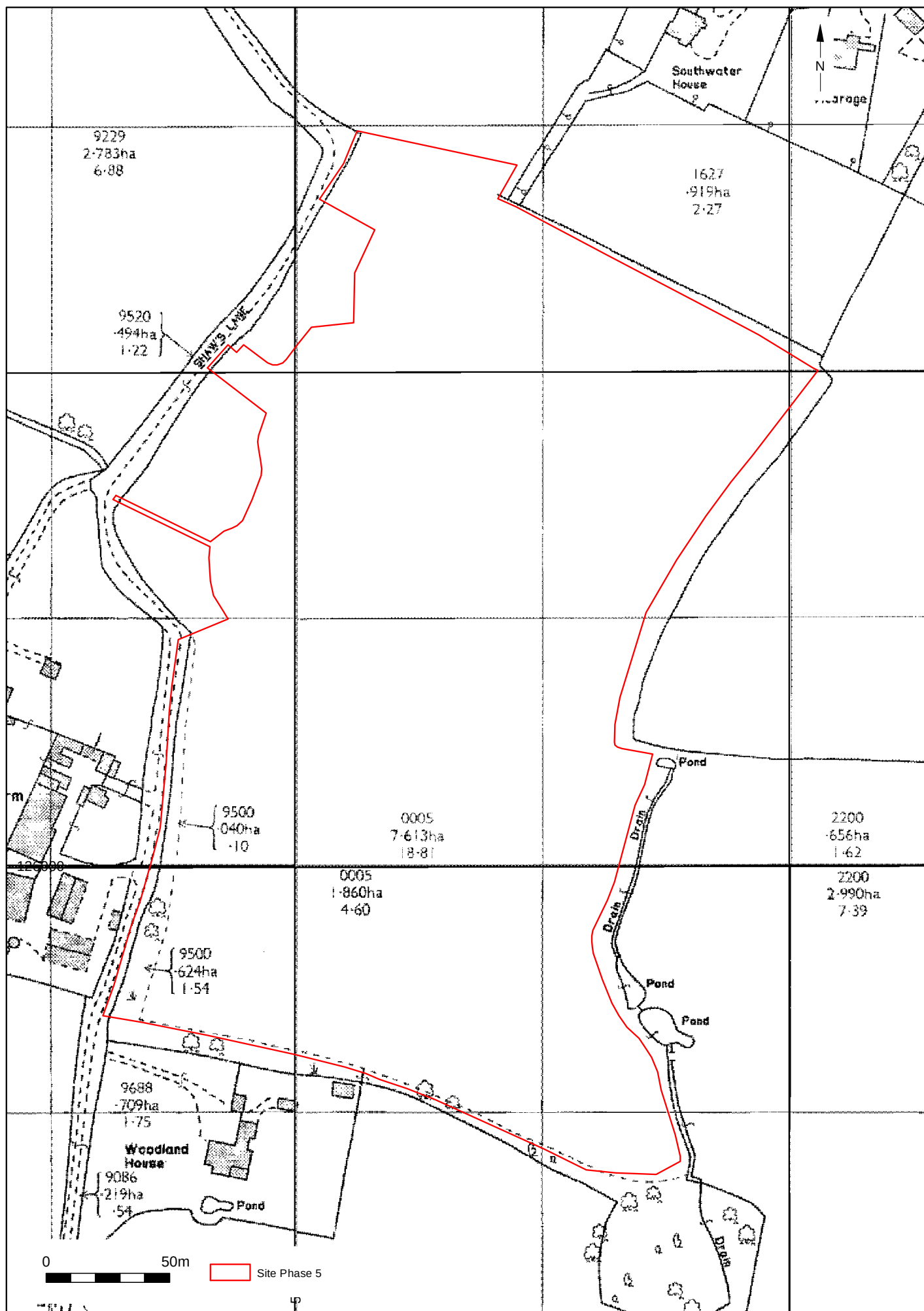
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Report Ref: 2019267	Drawn by: APS		



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Project Ref: 180858	September 2019	OS 1:2500, 1911	
Report Ref: 2019267	Drawn by: APS		



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Project Ref: 180858	September 2019	OS 1:2500, 1977	
Report Ref: 2019267	Drawn by: APS		



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BERKELEY HOMES SOUTHWATER, PHASE 5	SITE LAYOUT Scale: 1:500 @ A0	Omega Architects 2772 A 1005 PR 13
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Project Ref: 180858	October 2019	Client plan showing proposed development	
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Sussex Office

Units 1 & 2
2 Chapel Place
Portslade
East Sussex BN41 1DR
tel: +44(0)1273 426830
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

Essex Office

27 Eastways
Witham
Essex
CM8 3YQ
tel: +44(0)1376 331470
email: fau@ucl.ac.uk
www.archaeologyse.co.uk

London Office

Centre for Applied Archaeology
UCL Institute of Archaeology
31-34 Gordon Square
London WC1H 0PY
tel: +44(0)20 7679 4778
email: fau@ucl.ac.uk
www.ucl.ac.uk/caa

