



North Horsham Sub Phase 2A Landscape Buffer RMA

Heritage Statement

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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 (Sub-Phase 2A)). This report is intended to support a reserved matters application for vegetation planting within the Landscape Buffer RMA area, centred on 519399, 134349 (TQ 19399 34349). 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 Landscape Buffer 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 Hawksbourne Farmhouse (NHLE 1027071) by screening the residential development of RMA 12 and 13. 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 2A 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 2A)). This report is intended to support a reserved matters application for the Sub Phase 2A Landscape Buffer RMA (hereafter 'the Site', **Fig. 1**), centred on 519399, 134349 (TQ 19399 34349).

1.1.2 The Site lies within the Phase 2 portion of the North Horsham development area and is located within the Sub Phase 2A area (as illustrated on approved drawing 2153A-210D). 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 residential development in the Sub Phase 2A Landscape Buffer RMA.

1.2 The Site

1.2.1 The Site covers a single parcel of land bounding the north-western extent of the Phase 2 portion of the North Horsham development area. It measures approximately 0.8 ha in size and is located in the area to the north-west of the RMA 13 area and to the east of Old Hawkesbury Farm and Grade II Listed Hawkesbourne Farmhouse (NHLE 1027071).

1.2.2 The Site covers the existing north-western corridor of a single field with its boundaries formed by hedgerows and intermittent trees. Agricultural land borders it to the north, south and west, with ancient woodland to the east.

1.3 Development proposals

1.3.1 The development proposals for the Phase 2A Landscape Buffer RMA consists of the planting of a number of trees, meadow grass (left to grow long), and densification of the existing planting along the hedgerow boundary.

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 Landscape Buffer RMA 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 Landscape Buffer RMA and their findings are only discussed where directly relevant. This section consists of a summary of the works undertaken within the landscape buffer (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 Landscape Buffer 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 landscape buffer.
- 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 The desk-based assessment noted the proximity of the Landscape Buffer RMA to the scheduled remains of the 'Castle' moated site (NHLE 1008050) (**Fig. 3**). This consists of the excavated remains of what is likely a medieval moated manor, including partially infilled ditches, and internal bank and a pair of least which formerly fed and drained the moat. The 'Castle' is located to the south-east of the landscape buffer RMA in the woodland along Channell's Brook.
- 2.2.8 Further clearance and agricultural settlement may have continued into the post-medieval period, although woodland management remained an important part of the local economy. The field in which the Landscape Buffer RMA is located appears to be the result of modern field amalgamation, although its northern boundary was considered to be potentially historically important, on the basis of its inclusion in the 1844 Horsham Tithe map and the criteria laid out in *The Hedgerows Regulations* (1997) (the hedgerow is numbered 155 in the desk-based assessment, as seen in **Fig. 3**).
- 2.2.9 The settings assessment identified that the wider proposed development could impact on the significance of multiple heritage assets, primarily due to a loss of directly associated agricultural land. It concluded that the significance of the 'Hawksbourne Farmhouse' Grade II Listed Building (NHLE 1027071) 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. These surveys did not cover the Site but include the field to the immediate south (the RMA 12 area). The field walking did not identify any obvious concentrations of activity in close proximity to the Site (ASE 2015). The geophysical survey identified multiple possible archaeological features to the immediate south of the Site, including anomalies immediately adjacent to the *Castle* Scheduled Monument (NHLE 1008050). However, later evaluation trenching showed that the majority of these features related to relatively modern agricultural features and rubbish disposal (TVAS 2023c).

- 2.2.11 The ES chapter agreed with the general findings of the desk-based assessment, namely that the development area (including the Landscape Buffer 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 the RMA 13 area (TVAS 2023b). 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 The results included large bands of magnetic disturbance and positive responses across multiple parts of the Site, particularly in the north-east and north-west corners (**Fig. 4: 1**). These were consistent with the presence of modern services and modern agricultural disturbance. It is notable that they may mask other anomalies present in these areas.
- 2.2.14 The survey also identified two strong positive linear anomalies, one in the north-west corner and the other the northern extent of a larger linear towards the north-east of the Site (**Fig. 4: 2, 11 5**). These were interpreted as likely representing the remains of former ditched field boundaries.

Hawksbourne Farmhouse (NHLE 1027071)

- 2.2.15 Whilst the planning permission did not include any specific conditions related to the setting and significance of this asset, it was reassessed using the previous HEDBA and ES chapter for this heritage statement within the context of the development within the Landscape Buffer RMA. The asset comprises a 16th – 17th century timber-framed house with later refacing. Its significance is primarily derived from its architectural interest relating to the surviving post-medieval fabric and expression of the rural vernacular. The historic interest is largely derived from its possible medieval origin and association with the medieval manor of Hawkesbourne, although the exact location of the manorial centre is unknown. Further historic interest can be derived from its 19th century role as a farmhouse associated with a farmstead.
- 2.2.16 The immediate setting of the asset is along Rusper Road, with the wider Old Hawkesbourne Farm lying adjacent to the north-west. The immediate setting of Old Hawkesbourne Farm preserves this historic landscape to an extent however the asset and the farmstead now form two separate landholdings. Its immediate rural setting has been identified as contributing to its significance, though only in a minor way.

- 2.2.17 In line with the consented parameters of the outline application residential development will be introduced within the setting of Hawksbourne Farmhouse within RMA 12 and RMA 13. The creation of a landscaped buffer was set out as mitigation in the ES (to reduce the level of harm (Liberty Property Trust 2016).

3 CONCLUSIONS

Condition 22

- 3.1.1 The archaeological works already undertaken within the Site indicate a generally limited potential for archaeological remains to be present. The geophysical survey has identified two anomalies within the Site which indicate the presence of the below ground remains of former agricultural features, namely former ditched field boundaries.
- 3.1.2 Based on the findings of evaluation trenching undertaken across the wider development area, including to the south 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.
- 3.1.3 A written scheme of investigation for archaeological evaluation trenching in the RMA 13 area adjacent to the Site was produced by TVAS in 2023, as part of a larger area (TVAS 2023f). The RMA 13 area including the Landscape Buffer Area could not be accessed when this trenching was undertaken, due to standing crop. The evaluation trenching is still outstanding and includes a limited number of trenches within the Landscape Buffer Area. 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.
- 3.1.4 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.
- 3.1.5 Following the completing of the trenching, an evaluation report will be submitted to Horsham District Council in order to discharge Condition 22 for the Landscape Buffer Area. 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.

Conclusions

- 3.1.6 This Heritage Statement concludes that the proposed archaeological trenching of the Landscape Buffer Area and adjacent RMA 13 needs to be completed in order to fully discharge of Condition 22 in this area. However, there is a possibility that an appropriate scheme of archaeological mitigation may still be required, based upon the findings of this trenching.

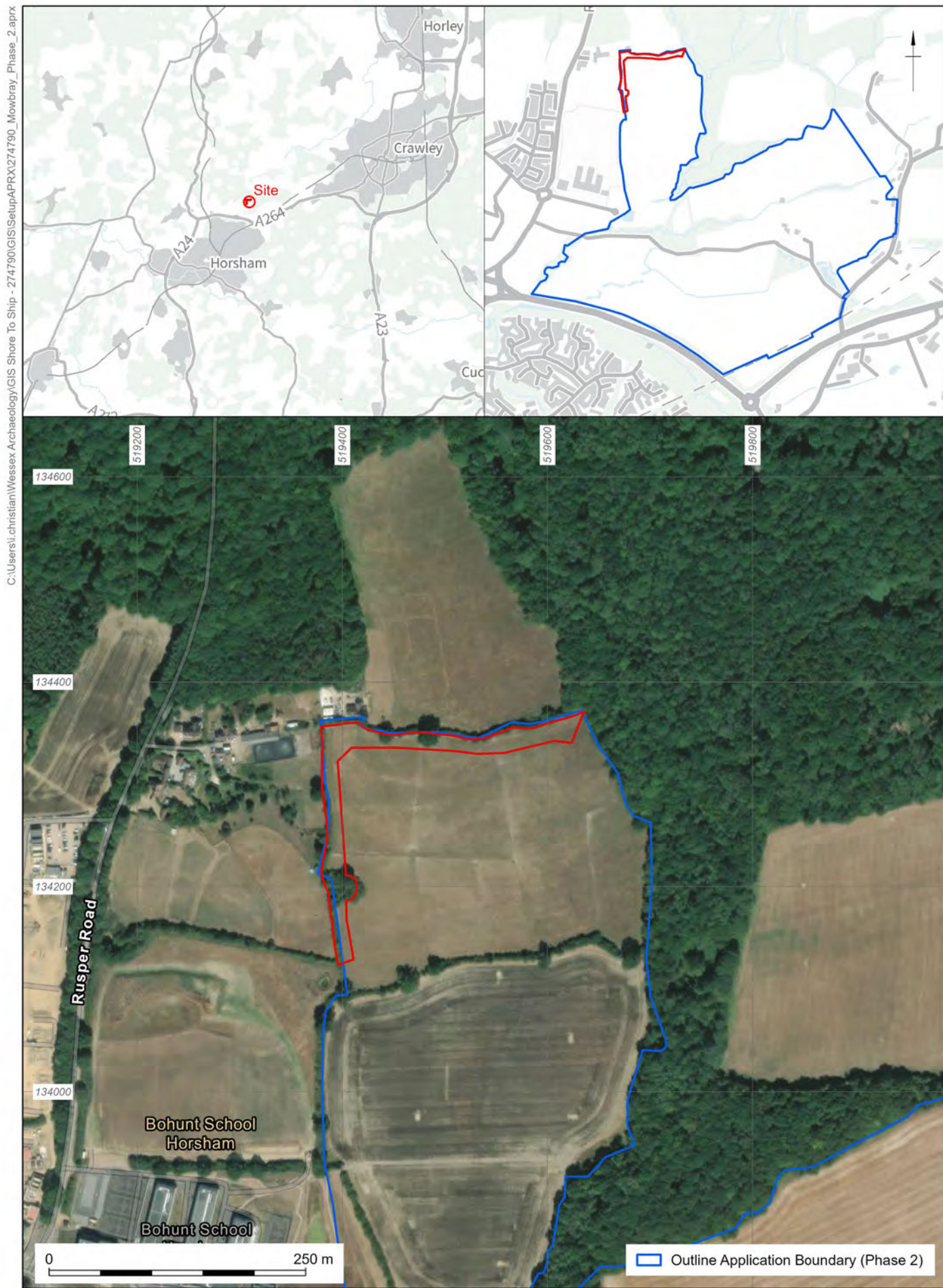


- 3.1.7 The Landscape Buffer Area is in part designed to mitigate harm to Hawksbourne Farmhouse (NHLE 1027071) by screening the residential development of RMA 12 and 13. This in line with the consented parameters of the outline application.

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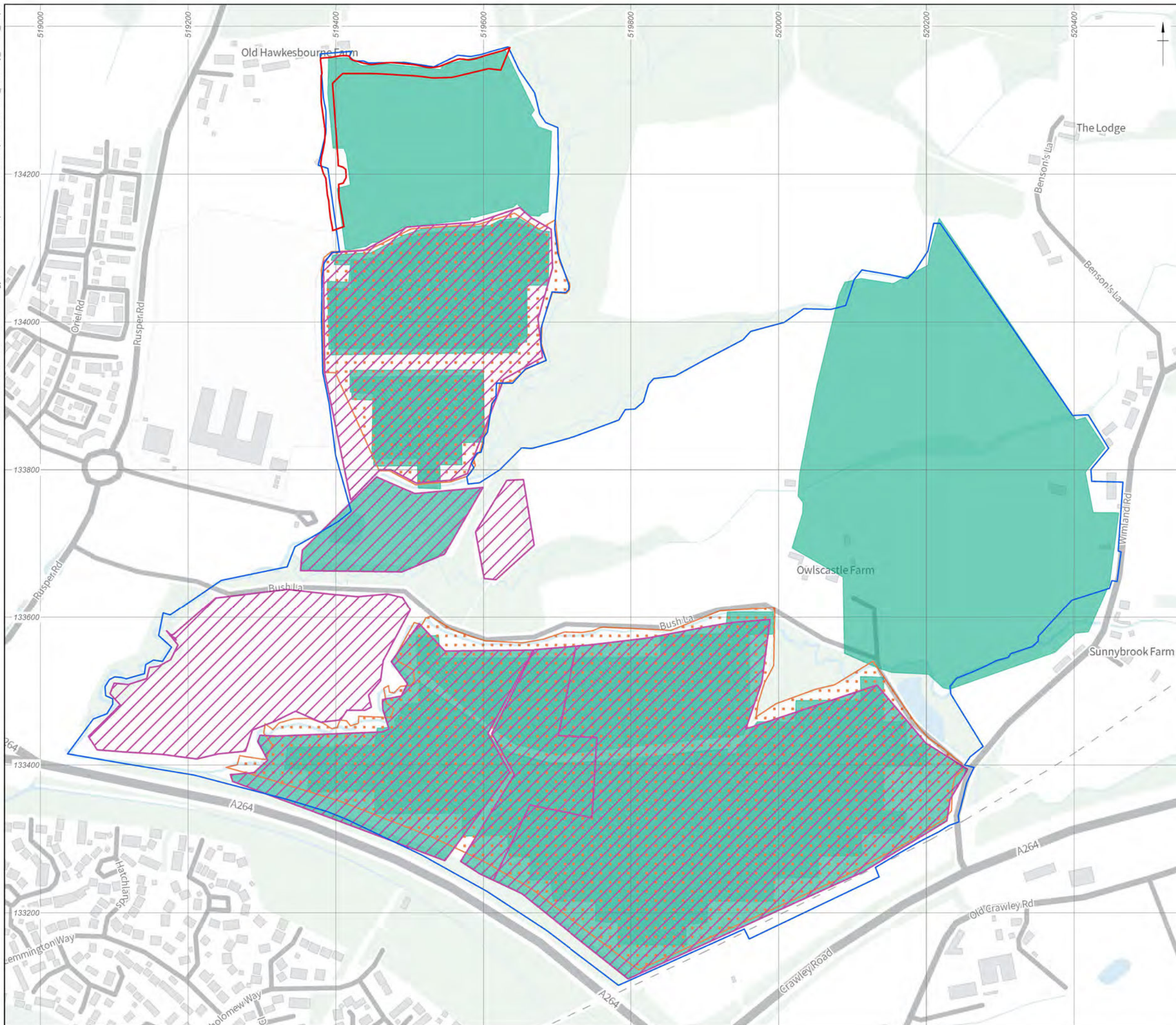


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Figure 1: Landscape Buffer RMA location





- Outline Application Boundary (Phase 2)
- Archaeological Investigations**
 - Field walking
 - Geophysical survey
 - Evaluation Trenching

0 200 m

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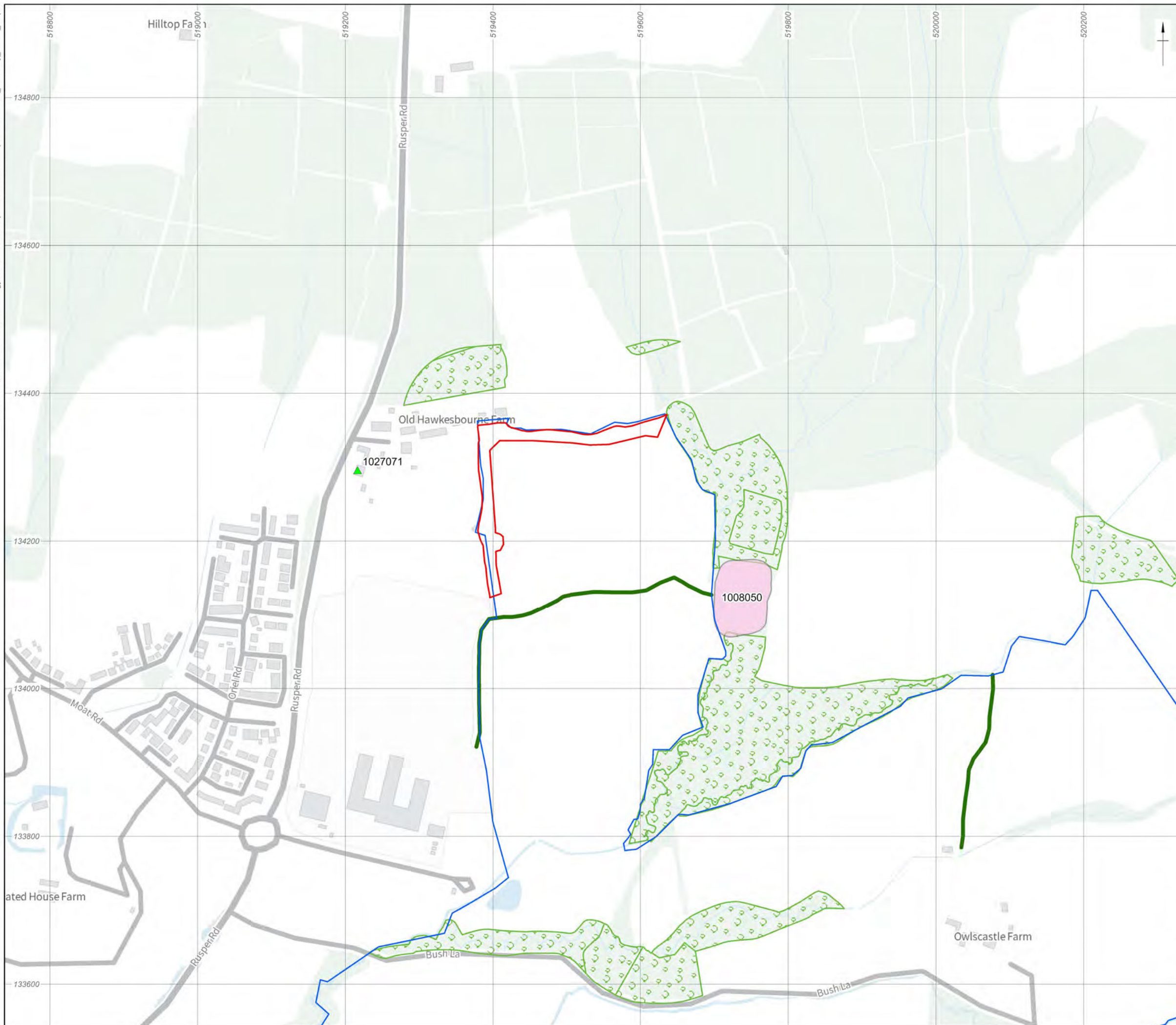
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Figure 2: Archaeological investigations undertaken within the development area (Phase 2)

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- Site Boundary
- Outline Application Boundary (Phase 2)
- Grade II Listed Building
- Historic Hedgerows
- Ancient Woodland
- Scheduled Monuments

0 200 m

Historic hedgerows reproduced after ASE 2016
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Figure 3: Historic hedgerows, Designated Assets and Ancient Woodland in proximity to the Site

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- Outline Application Boundary (Phase 2)
- Site Boundary
- Possible archaeological anomalies**
 - Strong positive anomaly
 - Weak positive anomaly
 - Ferrous spike
 - Strong positive anomaly
 - Magnetic Disturbance
 - Survey Boundaries



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Figure 4: Geophysical anomalies identified within the Site

APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

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

Chronology

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

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



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