

Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd

Archaeological Desk-Based Assessment

Land north of Rectory Lane, Ashington

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Tetra Tech London, 20 Farringdon Street, London, EC4A 4AB

Tetra Tech Consulting Limited. Registered in England number: 01470149

Registered Office: 101 Park Drive, Milton Park, Abingdon, Oxfordshire, England, OX14 4RY

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Prepared by	Prepared for
Tetra Tech Consulting Limited	Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd
Stephen White MA BA (hons) FSA, Associate Director	
20 Farringdon Street, London, EC4A 4AB	
T: +44 20 3196 6465	
E: stephen.white1@tetrattech.com	



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Executive Summary

Land north of Rectory Lane, Ashington (the site, also referred to the study site) has been assessed for its below ground archaeological potential.

Outline planning permission is being sought for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.

In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the immediate vicinity of the study site.

Two Scheduled Monuments lie within the study area; a Scheduled Moated site lies c.650m north from the study site and a Scheduled Roman Villa site lies c.700m south from the study site. Overall, the study site is considered to make a minor contribution to the significance of the Scheduled Moated site and the ability to appreciate it, and a negligible contribution to the significance of the Scheduled Roman Villa site and the ability to appreciate it.

The study site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.

The study site has not yet been subject to any archaeological investigation and little archaeological information is currently available for the wider study area. Based on the available information the study site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement evidence. A low archaeological potential for all other past periods of human occupation has been identified.

Hedgerows or land boundaries that could be regarded as 'important' within the study site are shown on Figures 7 and 15, as they form a part of a pre-1845 field system. With a small exception where vehicular access is required to break the eastern internal hedgerow (see Arboricultural Impact Assessment) all these hedgerows will be preserved in situ.

Any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be no more than locally to regionally significant and on balance unlikely to preclude development.

In line with relevant planning policy and guidance, the planning authorities archaeological planning advisors will require further archaeological mitigation measures in association with development impacts within the Study site.

The timing of any further archaeological work has been discussed with the Archaeological Advisor to Horsham District Council and they have advised that any further work can be secured with the grant of planning permission by the inclusion of a suitably worded archaeological condition.

Built heritage issues have been considered in a separate built heritage statement (TT 2026).

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The study site lies in the valley beyond the agricultural land in the foreground.

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1. Introduction & Scope of Study

Introduction

- 1.1 This below ground archaeological desk-based assessment has been prepared by Stephen White, Associate Director of Tetra Tech Consulting Ltd on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd.
- 1.2 The subject of this Assessment comprises Land north of Rectory Lane, Ashington. The site is centred at TQ 12625 16552 within the District of Horsham (see Figs. 1-2). The site measures c.7.34ha in extent.
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned Tetra Tech Consulting Services Ltd to undertake this below ground archaeological desk-based assessment.
- 1.4 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or Protected Wreck Sites occur within the study site.
- 1.5 Two Scheduled Monuments lie within the 1km study area; a Scheduled Moated site lies c.650m north from the study site and a Scheduled Roman Villa site lies c.700m south from the study site.
- 1.6 The study site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.
- 1.7 A number of Listed Buildings are located within the vicinity of the study site. Built heritage issues are not a subject of this report and therefore the impact of the proposed development on the built heritage assets is not considered here. See the Built Heritage Statement also submitted in support of the planning application.

Scope of Study

- 1.8 To compile the baseline assessment, the following actions have been undertaken:
 - A search of the West Sussex Historic Environment Records (HER) database for archaeological sites, and other heritage assets, recorded within a 1,000m radius of a central National Grid Reference (search undertaken March 2026).
 - An examination of national and local planning policies in relation to archaeological assets.
 - A map regression exercise looking at the cartographic evidence for the Site.
 - An examination of available topographical evidence.
 - An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site.

- A review of the results of archaeological field work undertaken within the vicinity of and on the Site.
- An assessment of existing impact on the Site.
- An assessment of relevant published and unpublished sources.
- A review of Research Agendas and Frameworks in relation to archaeological assets.

1.9 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

1.10 *Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.*

1.11 The "definition" of an assessment is given as:

1.12 *Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*

1.13 This desk-based assessment comprises an examination of evidence on the West Sussex HER and other sources, together with the results of a historic map regression exercise.

1.14 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

- Chartered Institute for Archaeologists (2020) *Standard and guidance for historic environment desk-based assessment*
- Chichester District Council, East Sussex County Council & West Sussex County Council (2019) *Sussex Archaeological Standards*
- Historic England (2015a) *Management of Research Projects in the Historic Environment*
- Historic England (2015b) *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*

- Historic England (2015c) *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*

Limitations & Assumptions

- 1.15 A degree of uncertainty is attached to any archaeological desk-based assessment where sufficient invasive archaeological fieldwork has not previously been undertaken within a study site - as the prevalent nature of the archaeological resource is that it is buried and therefore not visible.
- 1.16 This desk-based assessment represents a generally theoretical modelling of archaeological potential. The quality of the baseline data sources can affect the accuracy of the assessment for the following reasons:
- The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery.
 - A lack of dating evidence for sites.
 - Documentary sources are rare before the medieval period, and many historic documents are inherently biased.
 - The extent of truncation caused by previous development impacts and landscaping works cannot always be fully ascertained.
- 1.17 This means it can be difficult to accurately predict the presence, survival and likely importance of below ground archaeological assets, and the likely impact (and resultant effects) of development upon such assets.
- 1.18 The HER data has a Licence of 12 months from the original search date (19.05.2026) and cannot be relied on after that.
- 1.19 This report addresses below ground archaeology only and is not an assessment of Built Heritage matters.

2. Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF: December 2024), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated. (<https://www.gov.uk/government/publications/national-planning-policy-framework-2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

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

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

- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Horsham District Planning Framework

- 2.15 The site is located within the District of Horsham, which adopted the Horsham District Planning Framework in 2015. It includes the following policy relevant to the site and the historic environment:

POLICY 34:

CULTURAL AND HERITAGE ASSETS

THE COUNCIL RECOGNISES THAT HERITAGE ASSETS ARE AN IRREPLACEABLE RESOURCE, AND AS SUCH THE COUNCIL WILL SUSTAIN AND ENHANCE ITS HISTORIC ENVIRONMENT THROUGH POSITIVE MANAGEMENT OF DEVELOPMENT AFFECTING HERITAGE ASSETS. APPLICATIONS FOR SUCH DEVELOPMENT WILL BE REQUIRED TO:

1. MAKE REFERENCE TO THE SIGNIFICANCE OF THE ASSET, INCLUDING DRAWING FROM RESEARCH AND DOCUMENTATION SUCH AS THE WEST SUSSEX HISTORIC ENVIRONMENT RECORD;
2. REFLECT THE CURRENT BEST PRACTICE GUIDANCE PRODUCED BY ENGLISH HERITAGE AND CONSERVATION AREA CHARACTER STATEMENTS;
3. REINFORCE THE SPECIAL CHARACTER OF THE DISTRICT'S HISTORIC ENVIRONMENT THROUGH APPROPRIATE SITING, SCALE, FORM AND DESIGN; INCLUDING THE USE OF TRADITIONAL MATERIALS AND TECHNIQUES;
4. MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER AND DISTINCTIVENESS OF THE AREA, AND ENSURING THAT DEVELOPMENT IN CONSERVATION AREAS IS CONSISTENT WITH THE SPECIAL CHARACTER OF THOSE AREAS;
5. PRESERVE, AND ENSURE CLEAR LEGIBILITY OF, LOCALLY DISTINCTIVE VERNACULAR BUILDING FORMS AND THEIR SETTINGS, FEATURES, FABRIC AND MATERIALS;
6. SECURE THE VIABLE AND SUSTAINABLE FUTURE OF HERITAGE ASSETS THROUGH CONTINUED PRESERVATION BY USES THAT ARE CONSISTENT WITH THE SIGNIFICANCE OF THE HERITAGE ASSET;
7. RETAIN AND IMPROVE THE SETTING OF HERITAGE ASSETS, INCLUDING VIEWS, PUBLIC RIGHTS OF WAY, TREES AND LANDSCAPING FEATURES, INCLUDING HISTORIC PUBLIC REALM FEATURES; AND
8. ENSURE APPROPRIATE ARCHAEOLOGICAL RESEARCH, INVESTIGATION, RECORDING AND REPORTING OF BOTH ABOVE AND BELOW-GROUND ARCHAEOLOGY, AND RETENTION WHERE REQUIRED, WITH ANY ASSESSMENT PROVIDED AS APPROPRIATE.

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

3. Geology & Topography

Geology

- 3.1 The British Geology Survey (BGS 2026) records the majority of the underlying geology across site as comprising Weald Clay Formation-Mudstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea). A band of Weald Clay Formation Sandstone can be observed bisecting the site east-to-west,
- 3.2 No superficial deposits are recorded across the majority of the study site, with Head and Alluvial deposits comprising clay, silt, sand and gravel recorded in the western part of site along Lancing Brook, that flows from south to north in the western part of the study site.

Topography

- 3.3 The study site is an irregularly shaped plot of land that measures c 7.34ha.
- 3.4 The study site gently slopes N-S from c.30m AOD (Above Ordnance Datum) to c.28m AOD as well as E-W from c.31m OAD to c.24m AOD.
- 3.5 Lancing Brook flows along the north-western and western boundaries of the study site.

4. Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

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

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km buffer surrounding the study site boundary (Fig. 2a), also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In terms of Historic Landscape Characterisation Data (HLC) (Fig. 2b) the study site largely lies within fields to the north-west of Ashington that were formally enclosed in the 19th century.
- 4.4 Two Scheduled Monuments lie within the study area; a Scheduled Moated site lies c.650m north from the study site and a Scheduled Roman Villa site lies c.700m south from the study site.
- 4.5 The study site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.
- 4.6 Built heritage issues are considered in a separate Built Heritage Statement (TT 2026) submitted in support of this application.
- 4.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Prehistoric

- 4.8 No finds dating to the Palaeolithic period are recorded on the HER for the wider study area.
- 4.9 During an archaeological watching brief c.1000m east of the study site two Mesolithic flint flakes were recorded (MWS4386). No other finds dating to the Mesolithic period are recorded for the wider study area.
- 4.10 A Prehistoric (no precise date given) flint scatter is recorded c.380m south-east of the study site (MWS6354). Residual Prehistoric flint flakes were also recorded during a watching brief c.570m east from the study site (MWS14970).
- 4.11 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow but gradually increasing pace of forest clearance.
- 4.12 No evidence of Neolithic date is recorded on the study site or within the wider study area.
- 4.13 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.14 A late Bronze Age settlement was excavated in advance of the construction of the Ashington Bypass, located c.640m east of the study site (MWS3756 and EWS425; and part of the Archaeological Notification Area DWS8555). The site contained a series of post holes in a curving alignment (possibly an enclosure) two gullies and a pit, containing pottery, a quern and hammer stone dated to the 9th century BC.
- 4.15 Further evidence of Bronze Age settlement activity was uncovered c.560m southeast of the study site, to the east of London Road (MWS7037); a possible building, a ditch and a cluster of stake holes around a posthole containing Late Bronze Age pottery were recorded.
- 4.16 A copper alloy Middle Bronze Age palstave was found in 2008, whilst digging a new drainage ditch alongside Ashington Church of England school c. 420m south from the study site. It was found in the western edge of the new ditch and apparently a single find (MWS14415).
- 4.17 No finds dating to the Iron Age are recorded on the HER for the wider study area.
- 4.18 Based on the evidence recorded within the wider study area, it is apparent that the study site generally lay within a landscape which was slowly being cleared for settlement and farming in the various Prehistoric periods. Accordingly, the study site is considered to have a low to moderate archaeological potential for the Bronze Age and a low archaeological potential for all other Prehistoric periods. Residual flintwork could conceivably be present.

Roman

- 4.19 Roman material (MWS4033; MWS1290) has been recorded c.500m south of the study site. These finds are located within an Archaeological Notification Area (DWS8554) for Roman settlement activity, with a possible villa site (Scheduled Monument, List Entry Number 1005826). Bricks and roofing tiles, pottery, glass, vitrified flints and a coin of Constantine found were excavated by the Worthing Archaeological Society in 1947. Trial holes showed the north-east corner of a substantial flint and mortar building. Within the structure were tiles of a fallen roof, and outside were found a number of small Roman coins and second century greyware sherds. A geophysical survey was undertaken in the area to clarify the extent of any structural remains. The results provided evidence for activity surrounding a villa.
- 4.20 Roman material was found near Ashington Church, c.530m south of the study site, to the west from the Archaeological Notification Area associated with Roman occupation in Ashington (MWS4033).
- 4.21 Residual Roman Pottery was recorded during a watching brief for a pipeline c.890m north-west from the study site (MWS4968).
- 4.22 No further Roman findspots have been recorded on the HER within the study area.
- 4.23 The nearest Roman road to the study site is located c.1.5km to the south, which ran close to Sullington (Margary, 1955; Road Ref 140).
- 4.24 It can be reasonably concluded that the study site lay within agricultural or open land during the Roman period, on the periphery of known areas of Roman settlement. Accordingly, a low archaeological potential for settlement can be identified for this period. Should archaeological assets of Roman date occur on the study site these are likely to take the form of evidence for land division and agricultural practices.

Anglo Saxon and Medieval

- 4.25 No finds dating to the Anglo-Saxon period are recorded on the HER within the wider study area.
- 4.26 Ashington is recorded in the Domesday Survey of 1086 AD as comprising a small sized settlement of eight households. The settlement had a small amount of ploughland (www.opendomesday.org 2020). A possible Medieval farmstead was excavated close to the historic core of the village and dated to the 12th century AD, at a location c.570m south-east of the study site (MWS3757); the farmstead is located within an Archaeological Notification Area (DWS8555).
- 4.27 Two Medieval moated sites are recorded in the wider study area. A moated site with a causeway between two ponds and nearby evidence of ridge and furrow cultivation is recorded near West Wolves Farm, c.730m north of the study site (MWS3772; DWS8706 Archaeological Notification Area; Scheduled Monument, List Entry Number 1011854).
- 4.28 A second possible moat is recorded close to the site of the Roman building c.660m south of the study site (MWS4254, TQ 1278 1580). The Parish Church of St. Peter and St. Paul in Ashington, c.580m

south from the study site, dates from the 13th century (MWS1155). Archaeological evaluation in the vicinity recorded a series of ditches with one containing 13th century pottery (MWS7038).

- 4.29 The location of a Medieval Park at Warminghurst, first mentioned in 1331, is recorded c.840m south-west from the study site (MWS31). The Church of the Holy Sepulche at Warminghurst dates from the late 12th century (MWS1154).
- 4.30 The location of a Medieval farmstead is recorded c.640m south-east from the study site (MWS3757; MWS3756) and c.1.3km east from the study site at Wiston (MWS11780).
- 4.31 During this period the study site is likely to have lain in agricultural land. As a result, the archaeological potential for settlement evidence dating to these periods is considered to be low, although evidence for agricultural activity may be represented.

Post Medieval & Modern (including map regression exercise)

- 4.32 A number of the HER records within the study area refer to post-medieval and modern archaeological remains, largely associated with post-medieval Historic Farmsteads, which are not discussed in detail here unless relevant to the study site, but they are listed in Appendix 1 and shown on Figure 2a.

Map Regression

- 4.33 Throughout these periods, the study site lay within a rural landscape interspersed with farmsteads and mills. Ashington continued to develop during the post-medieval period due to its location on the London Road heading north.
- 4.34 By the early 18th century, the study site comprised agricultural land to the north-west of the village core of Ashington (Figure 3). The 1795 Gardner and Gream Map of Sussex shows the study site situated to the west of Ashington Common within an agricultural landscape (Figure 4).
- 4.35 The site first appears in any detail on the 1806 OSD (Fig. 5), where it is comprised of several agricultural land parcels located to the north-west of Ashington. The 1825 Greenwood & Greenwood Map of Sussex is less details (Fig. 6) with the site once again appearing in a broadly open agricultural landscape north-west of the settlement of Ashington.
- 4.36 The 1840 Washington Tithe Map, the 1847 Ashington and the 1848 Warminster Tithe Maps (Fig. 7) shows the site comprising of four parcels of agricultural land all under arable cultivation. The results are tabulated below:

Plot	Landowner	Occupant	Description	Land use/ State of Cultivation
59	Reverend Robert Blakiston	James Suter	Glebe five acres	Arable
60	Reverend Robert Blakiston	James Suter	Glebe three acres	Arable
61	Reverend Robert Blakiston	James Suter	Glebe lane field	Arable

62	Reverend Robert Blakiston	James Suter	Flat field	arable
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- 4.37 The boundaries of the various land parcels comprising the study site remain unchanged in 1875 (Fig. 8), 1897 (Fig. 9), 1911 (Fig. 10), 1939 (Fig. 11), 1973 (Fig. 12), 1980 (Fig. 13)
- 4.38 The 2001 Aerial Photograph (Fig. 14) shows that the central boundary of the eastern two parcels has now been partially removed, creating a larger eastern field. No further changes can be observed by 2019 and 2025 (Fig. 15, site as existing Fig. 16)
- 4.39 Owing to the study site's historical use as agricultural land, it is considered to have a low potential for post-medieval and modern archaeology.

Historic Hedgerows

Hedgerow Regulations

- 4.40 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and either: incorporate, or are associated with, a Scheduled archaeological feature or site; mark the Boundary of a pre-1600 estate or manor recorded at the relevant date in a Sites and Monuments Record; or forms an integral part of a pre-1845 field system.
- 4.41 'Important' hedgerows are not designated heritage assets (as defined in the NPPF Annex 2). The Hedgerow Regulations are essentially a notification mechanism. Thus, an applicant needs to notify the LPA prior to the removal, either entirely or in part, of an 'important' hedgerow. There is a prescribed form of notice set out in Schedule 4 to the Regulations, although the form an LPA uses does not have to follow this. The requirement is for sufficient information to be given to the LPA for them to consider the proposed removal
- 4.42 In accordance with the Hedgerows Regulations, all Hedgerows forming boundaries to the existing roads and properties are excluded from the definition of 'Historic Hedgerows'.
- 4.43 Hedgerows or land boundaries that could be regarded as 'important' within the study site are shown on Figures 7 and 15, as they form a part of a pre-1845 field system.
- 4.44 As per paragraph 5 of part II of the Schedule 1 Criteria, the 1997 Hedgerow Regulations (made under Section 97 of the Environment Act 1995), these hedgerows are considered "important" as they are recorded in a document held at the relevant date at a Record Office as an integral; part of a field system pre-dating the enclosure acts (pre-1845).

Assessment of Significance (Designated Assets)

- 4.45 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

- 4.46 No designated archaeological heritage assets are recorded on the study site.

Moated Site and Associated Earthworks North West Of West Wolves Farm, Ashington (DWS85; SM1011854)

- 4.47 The monument is situated on low-lying ground adjacent to the water meadows of a tributary of the Lancing Brook c.650m north from the study site and includes an oval moated site oriented east-west with two associated pond bays, a causeway running from the island north between the ponds and an adjacent field containing earthwork remains of ridge and furrow cultivation.
- 4.48 To the south-east of the pond and to the east of the moat is a field which contains the remains of ridge and furrow cultivation, the width of each strip being c.4.5m. The ridges survive to a height of 0.1m and the furrows to the same depth. The site was known locally as 'the old castle' and was believed to be the predecessor of Warminghurst Castle situated 1.2km to the south-west.
- 4.49 The significance of the designated heritage asset lies in its research and historical value and in its association with the rural landscape that is previously controlled. The immediate setting of the scheduled heritage asset comprises the earthworks and ridge and furrow fields immediately surrounding it. The study site is considered to form part of the formal wider rural setting, which is a minor contributor to the overall significance of the designated heritage asset.
- 4.50 Agricultural land within the study site is likely associated with adjacent Historic Farmsteads recorded within the HER (MWS13105; MWS13400; MWS11960; MWS11672; MWS13944).
- 4.51 The study site and the Scheduled Monument share no inter-visibility and no direct functional or historical link has been identified.
- 4.52 The study site is therefore considered to make a minor contribution to the significance of the Scheduled Monument and the ability to appreciate it.

Roman Building 200yds (180m) NW of Spring Copse (DWS311;1005826)

- 4.53 The monument includes a Roman building surviving as below-ground archaeological remains, c.750m south from the study site. It is situated on gently sloping ground above a stream, north-west of Spring Copse near Ashington. The building dates from the second century AD and is associated with a number of ditches. In 1947, partial excavation identified the northeast corner of the foundations of a substantial flint and mortar building about 0.5m below ground level. Within the walls Roman building material and tiles were recovered. Outside the building a small number of Roman coins were found, including one of Constantine, along with Romano-British greyware pottery sherds, dating to the second century AD, and glass fragments. In 1999, geophysical survey confirmed the location of the building, which extends east across a field boundary above Spring Copse and identified contemporary field ditches surviving as buried features. The extensive area of the building indicates that it is probably a minor Roman villa.
- 4.54 The significance of the designated heritage asset lies in its research and historical value.
- 4.55 The study site and the Scheduled Monument share no indivisibility or direct functional association.

- 4.56 The study site is therefore considered to make negligible contribution to the significance of the Scheduled Monument and the ability to appreciate it.

Assessment of Significance (Non-Designated Assets)

- 4.57 The study site has not yet been subject to any archaeological investigation and little archaeological information is currently available for the wider study area.
- 4.58 Based on the available information however, the study site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement. A low archaeological potential for all other past periods of human occupation has been identified.
- 4.59 Hedgerows or land boundaries that could be regarded as 'important' within the study site are shown on Figures 7 and 15, as they form a part of a pre-1845 field system. With a small exception where internal access is required to break one of the hedgerows (see Arboricultural Impact Assessment) all these hedgerows will be preserved in situ.
- 4.60 Any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be no more than locally to regionally significant and on balance unlikely to preclude development.
- 4.61 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below,

Period	Identified archaeological potential	Identified archaeological significance
Prehistoric	Low (Palaeolithic, Mesolithic, Neolithic, Iron Age)	Low (Local)
Bronze Age	Low to Moderate	Low (Local) to Medium (Regional)
Roman	Moderate for agricultural evidence, Low for settlement evidence	Low (Local)
Anglo-Saxon and Medieval	Moderate for agricultural activity, Low for settlement	Low (Local)
Post medieval/Modern	Low	Low (Local)

5. The Proposed Development & Review of Potential Development Impacts on Archaeological Heritage Assets

Site Conditions

- 5.1 The study site is currently occupied by agricultural fields, farm outbuildings, an area of woodland and numerous field boundaries (see Plates 1-12).
- 5.2 Past agricultural activity at the study site can be considered likely to have had a moderate and widespread archaeological impact.
- 5.3 The LiDAR data plot shows modern farming structures and field boundaries within the boundaries of the study site. No apparent archaeological features can be seen (Appendix 2).

Proposed Development

- 5.4 Outline planning permission is being sought for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access. Figure 17 shows the layout of the proposed development.

Review of Potential Development Impacts Archaeological Assets

- 5.5 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the immediate vicinity of the study site.
- 5.6 A Scheduled Moated site lies c.650m north from the study site (DWS85; SM1011854). The study site is considered to make a minor contribution to the significance of the Scheduled Monument and the ability to appreciate it.
- 5.7 A Scheduled Roman Villa site lies c.700m south from the study site (DWS311; SM1005826). The study site is considered to make negligible contribution to the significance of the Scheduled Monument and the ability to appreciate it.
- 5.8 The study site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.
- 5.9 The study site has not yet been subject to any archaeological investigation and little archaeological information is currently available for the wider study area. Based on the available information however, the study site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement evidence. A low archaeological potential for all other past periods of human occupation has been identified.

- 5.10 Any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be no more than locally to regionally significant.
- 5.11 Hedgerows or land boundaries that could be regarded as 'important' within the study site are shown on Figures 7 and 15, as they form a part of a pre-1845 field system. With a small exception where internal access is required to break one of the hedgerows (see Arboricultural Impact Assessment) all these hedgerows will be preserved in situ.

6. Summary & Conclusions

- 6.1 Land north of Rectory Lane, Ashington has been assessed for its below ground archaeological potential.
- 6.2 Outline planning permission is being sought for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.
- 6.3 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.4 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the immediate vicinity of the study site.
- 6.5 Two Scheduled Monuments lie within the study area; a Scheduled Moated site lies c.650m north from the study site and a Scheduled Roman Villa site lies c.700m south from the study site. Overall, the study site is considered to make a minor contribution to the significance of the Scheduled Moated site and the ability to appreciate it, and a negligible contribution to the significance of the Scheduled Roman Villa site and the ability to appreciate it.
- 6.6 The study site does not lie within an Archaeological Notification Area, as defined by the Local Planning Authority.
- 6.7 The study site has not yet been subject to any archaeological investigation and little archaeological information is currently available for the wider study area. Based on the available information the study site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement evidence. A low archaeological potential for all other past periods of human occupation has been identified.
- 6.8 Hedgerows or land boundaries that could be regarded as 'important' within the study site are shown on Figures 7 and 15, as they form a part of a pre-1845 field system. With a small exception where internal access is required to break one of the hedgerows (see Arboricultural Impact Assessment) all these hedgerows will be preserved in situ.
- 6.9 Any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be no more than locally to regionally significant and on balance unlikely to preclude development.
- 6.10 In line with relevant planning policy and guidance, the planning authority's archaeological planning advisors will require further archaeological mitigation measures in association with development impacts within the Study site.
- 6.11 The timing of any further archaeological work has been discussed with the Archaeological Advisor to Horsham District Council and they have advised that any further work can be secured with the grant of planning permission by the inclusion of a suitably worded archaeological condition.
- 6.12 Built heritage issues have been considered in a separate built heritage statement (TT 2026).

Sources Consulted

General

Museum & Archive Service

West Sussex Historic Environment Record

Institute of Civil Engineers Library

London & Metropolitan Archives

Royal Institute of British Architects Library

Internet

Archaeological Data Service: <http://archaeologydataservice.ac.uk>

Aerial photography: <http://www.britainfromabove.org.uk/>

British Geological Survey: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History: <http://www.british-history.ac.uk/>

Domesday Book: <https://opendomesday.org.uk>

Historic England (National Heritage List): <https://www.historicengland.org.uk/listing/the-list>

Past Scape: <http://www.pastscape.org.uk>

Portable Antiquities Database: <https://finds.org.uk/database/>

NPPG: <http://planningguidance.planningportal.gov.uk>

World War Two bomb damage: <http://www.bombsight.org/bombs/>

Bibliographic

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Chartered Institute for Archaeologists, 2020 *Standard & Guidance for historic environment desk based assessment*

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Historic England, 2015b *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans*

Historic England, 2015c *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment*

Historic England, 2017a *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets*

Historic England, 2017b *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Ministry of Housing, Communities & Local Government, 2025, *National Planning Policy Framework*

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, *Historic environment*

TT 2026 *Built Heritage Statement: Land at Rectory Lane, Ashington*

Cartographic

1724 Budgen Map of Sussex

1795 Gardner & Gream Map of Sussex

1806 Ordnance Survey Drawing (OSD)

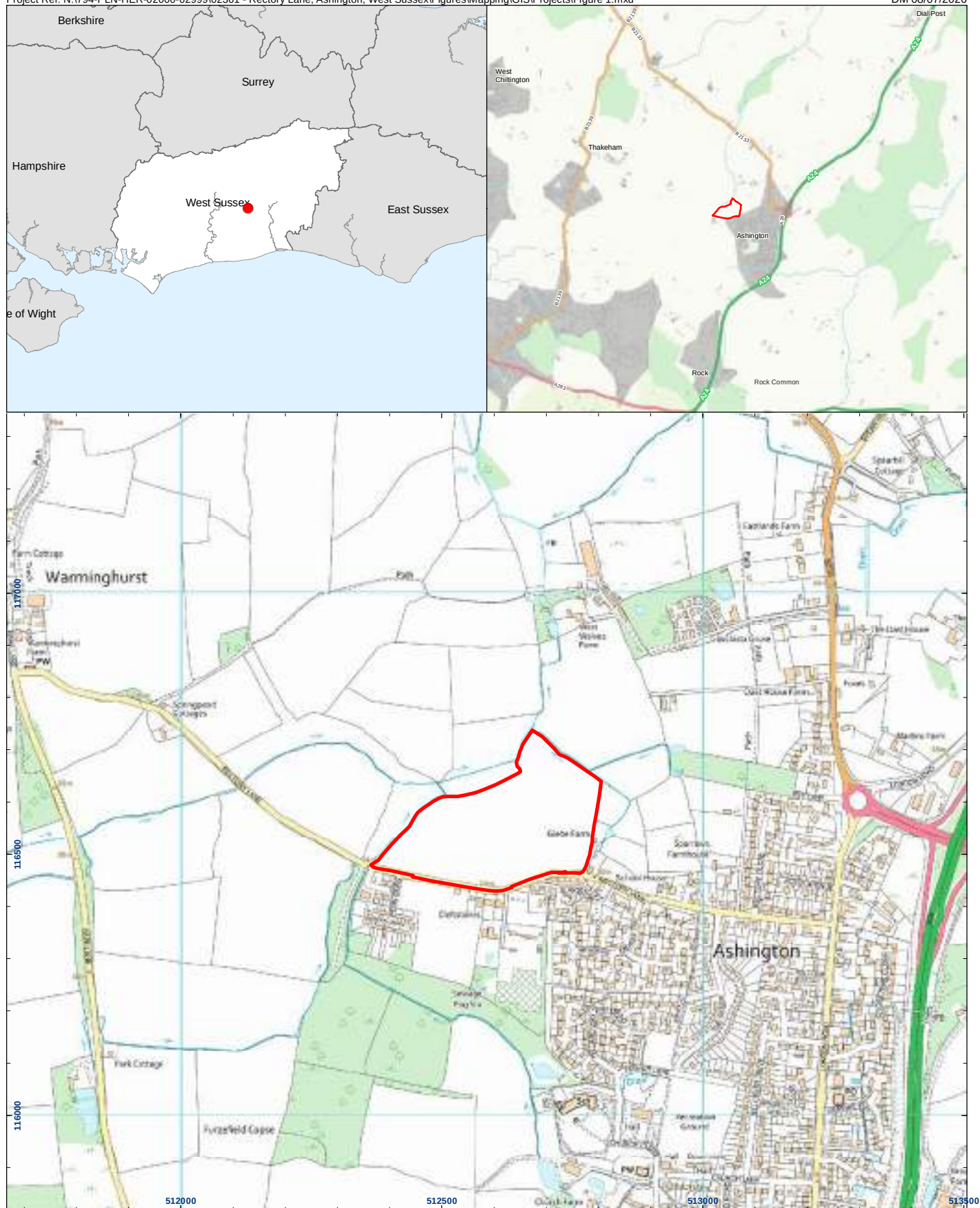
1825 Greenwood & Greenwood Map of Sussex

1840 Washington / 1847 Ashington / 1848 Warminster Tithe maps

1875, 1897, 1911, 1939, 1973, 1980 Ordnance Survey Map

2001, 2019, Aerial Photograph

Figures



Site Boundary



0 100 200m
Scale at A4: 1:10,000

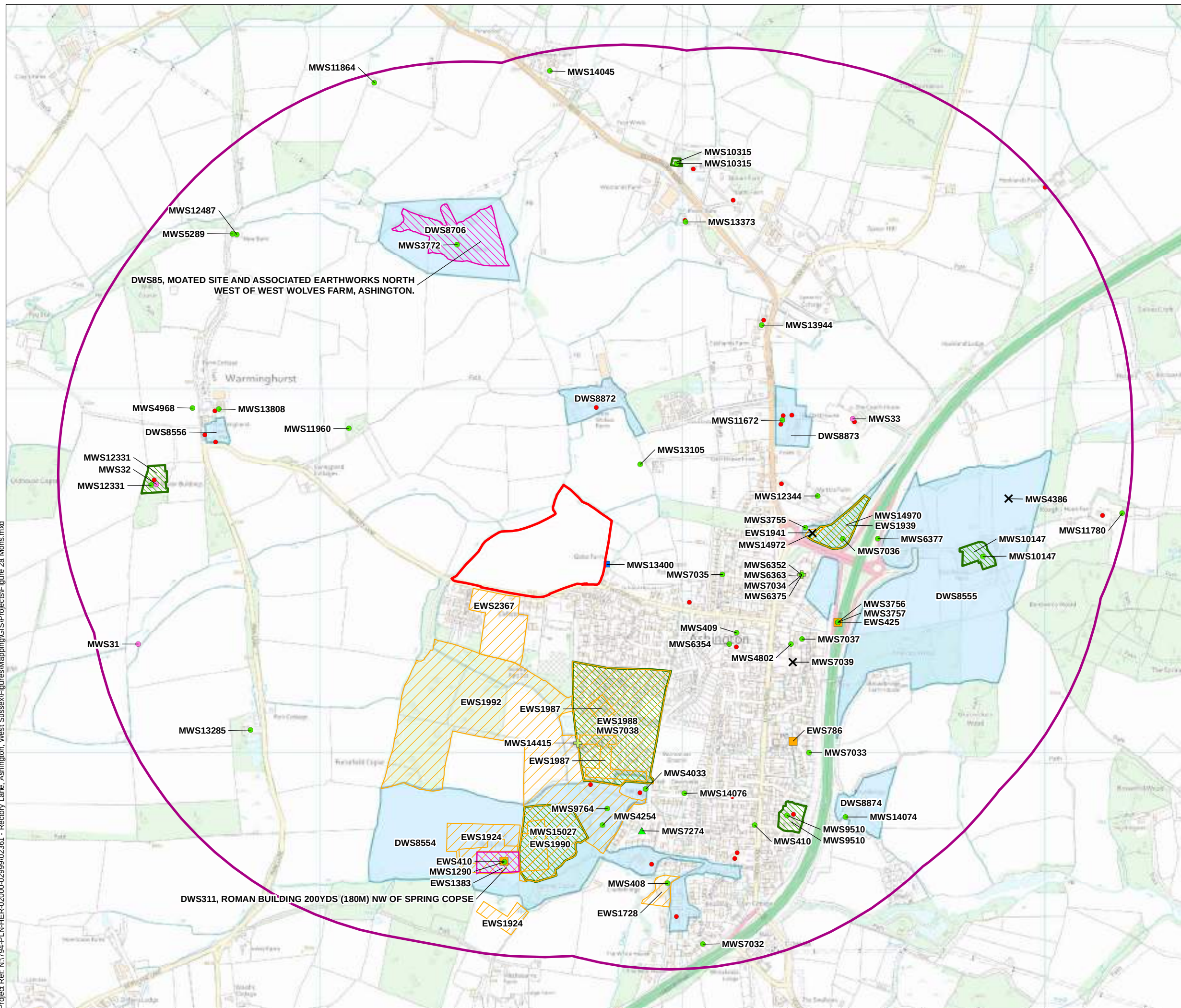


TETRA TECH

Figure 1

Site Location

Project Ref: N1794-PLN-HER-02000-02999\02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\GIS\Projects\Figure 2a Mons.mxd



Legend

Site_Boundary_2026

1km Search Radius

Designated Heritage Assets:

- Listed Building
- Scheduled Monument

Non-designated Heritage Assets:

HER Data Points

- Monument
- Building
- Findspot
- Landscape
- Negative Evidence
- Place

HER Data Polygons

- Monument
- Archaeological Notification Areas

Previous Archaeological Work:

- HER Event Points
- HER Event Polygons

N

0 50 100 200 300 400 500m

Scale at A3: 1:10,000



Figure 2a
Summary of cultural heritage designations (data from the West Sussex HER)

 Site_Boundary_2026

 1km Search Radius

- ### Historic Landscape Characterisation:
- Communications
 - Designed Landscapes
 - Fieldscapes
 - Industry
 - Recreation
 - Settlement
 - Water
 - Woodland

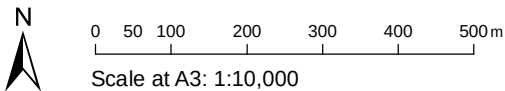


Figure 2b

HLC Data Plot (data from the West Sussex HER)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 3
1724 Budgen Map of Sussex

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 Site Boundary



Not to Scale:
Illustrative Only



Figure 4
1795 Gardner & Gream Map of
Sussex

N:\794\PLN-HER-02000-02999\02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\CAD\Figures.dwg

N:\794-PLN-HER-02000-02999\02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\CAD\Figures.dwg



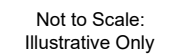
 Site Boundary



Not to Scale:
Illustrative Only



Figure 5
1806 Ordnance Survey Drawing



TETRA TECH

1825 Greenwood & Greenwood
Map of Sussex



- Site Boundary
- Field Boundaries of Potential Interest

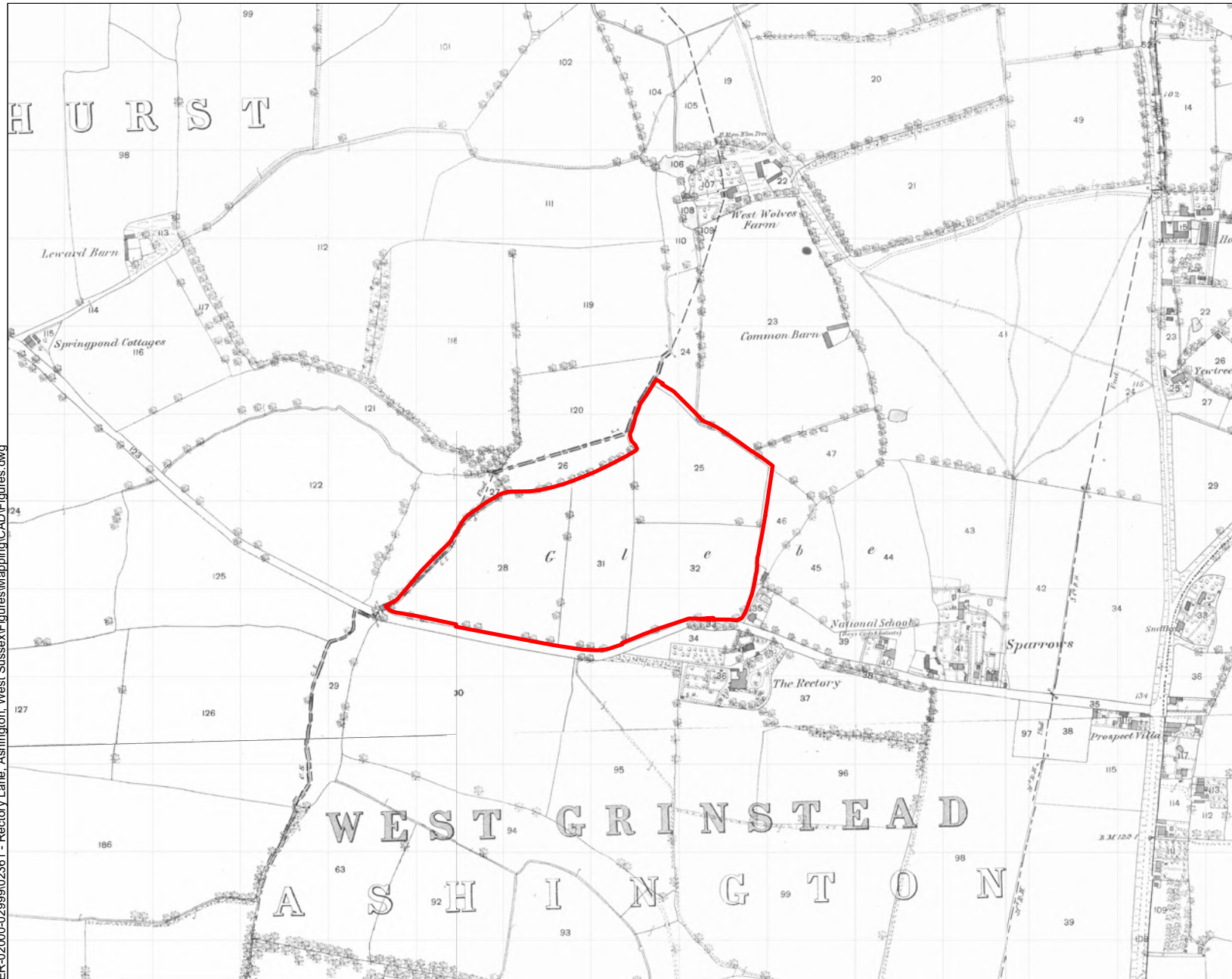


Not to Scale:
Illustrative Only



Figure 7

1840 Washington / 1847
Ashington / 1848 Warminster
Tithe maps



 Site Boundary

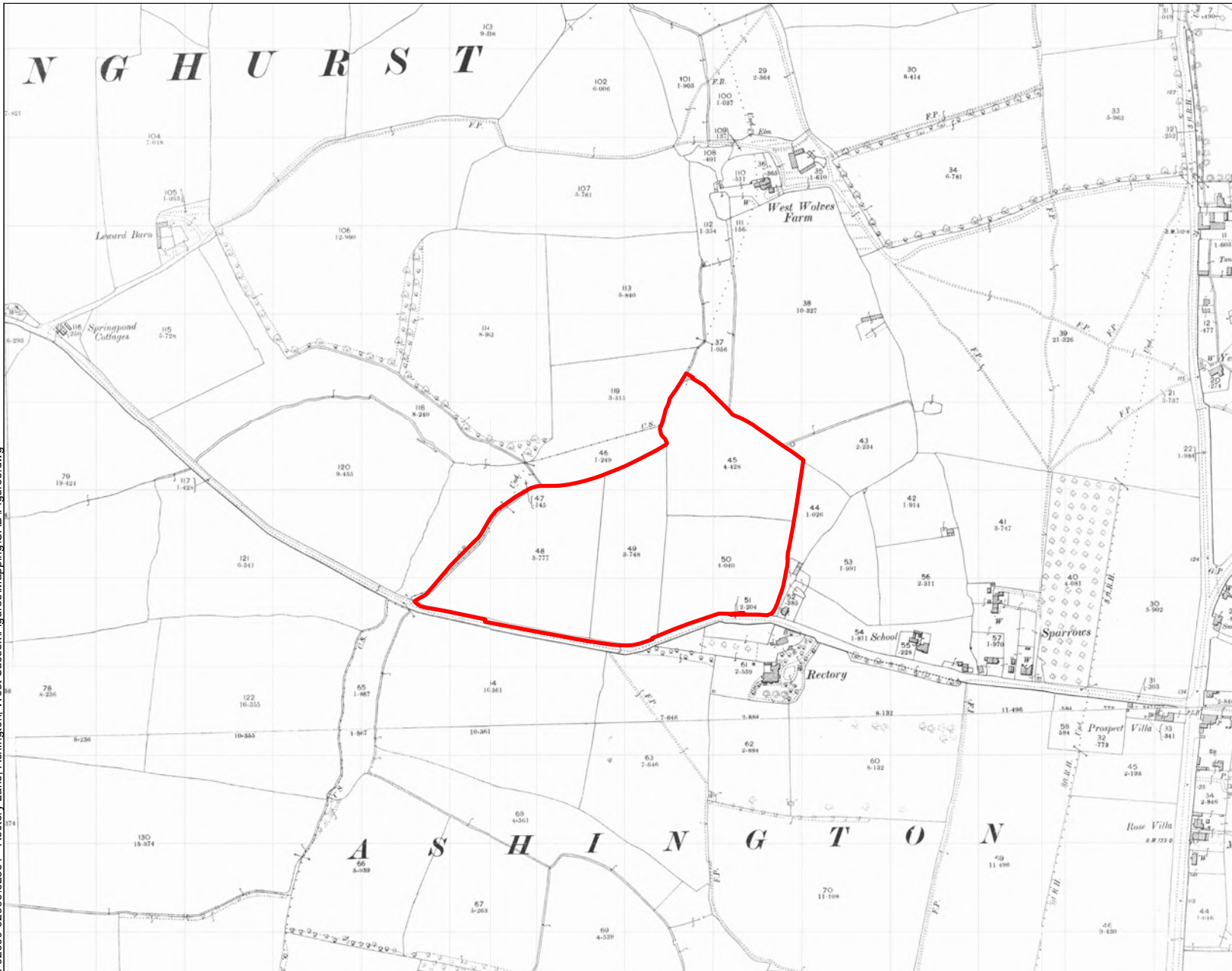


Not to Scale:
Illustrative Only



Figure 8
1875 Ordnance Survey Map

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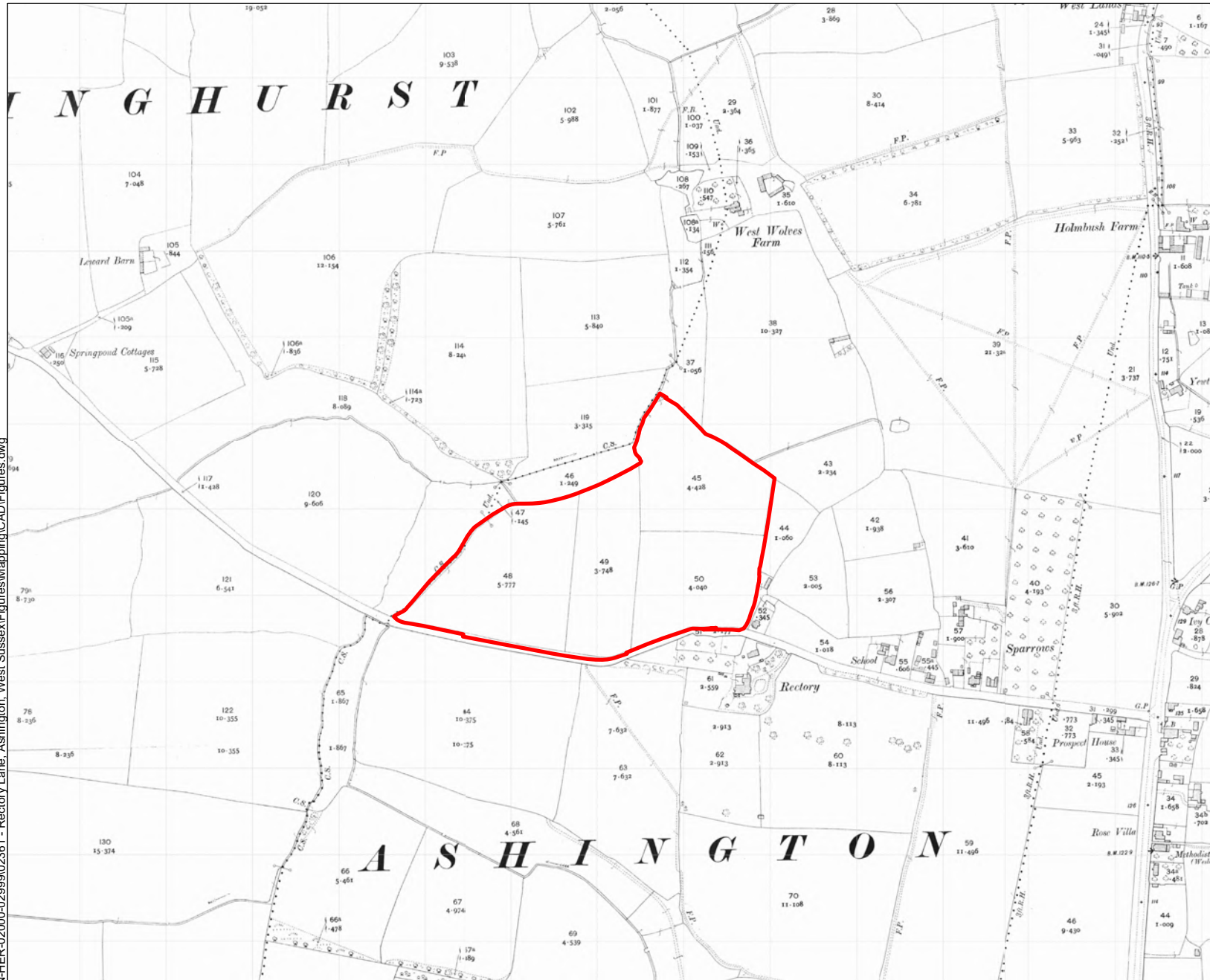
 Site Boundary



Not to Scale:
Illustrative Only



Figure 9
1897 Ordnance Survey Map



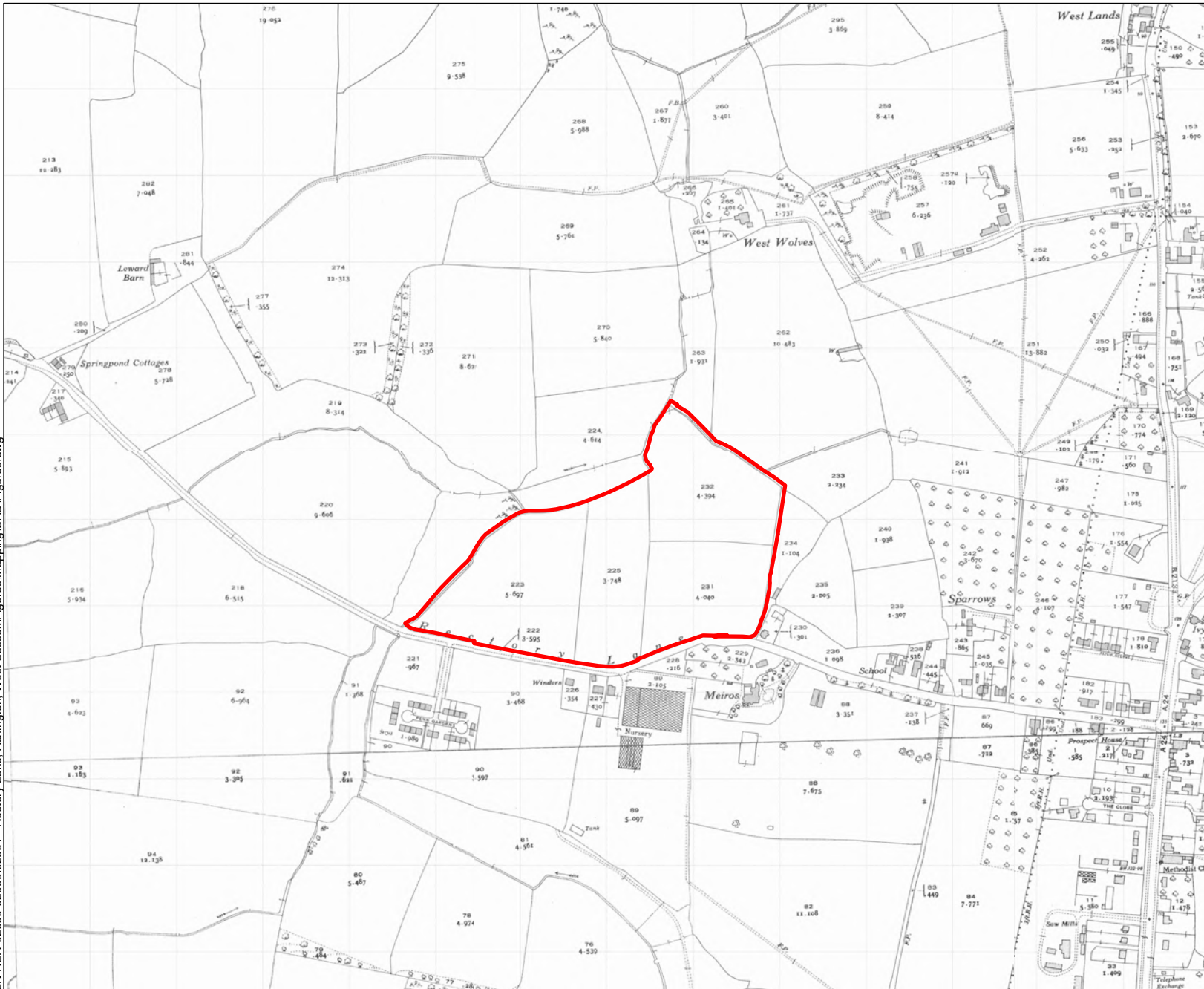
 Site Boundary



Not to Scale:
Illustrative Only



Figure 10
1911 Ordnance Survey Map



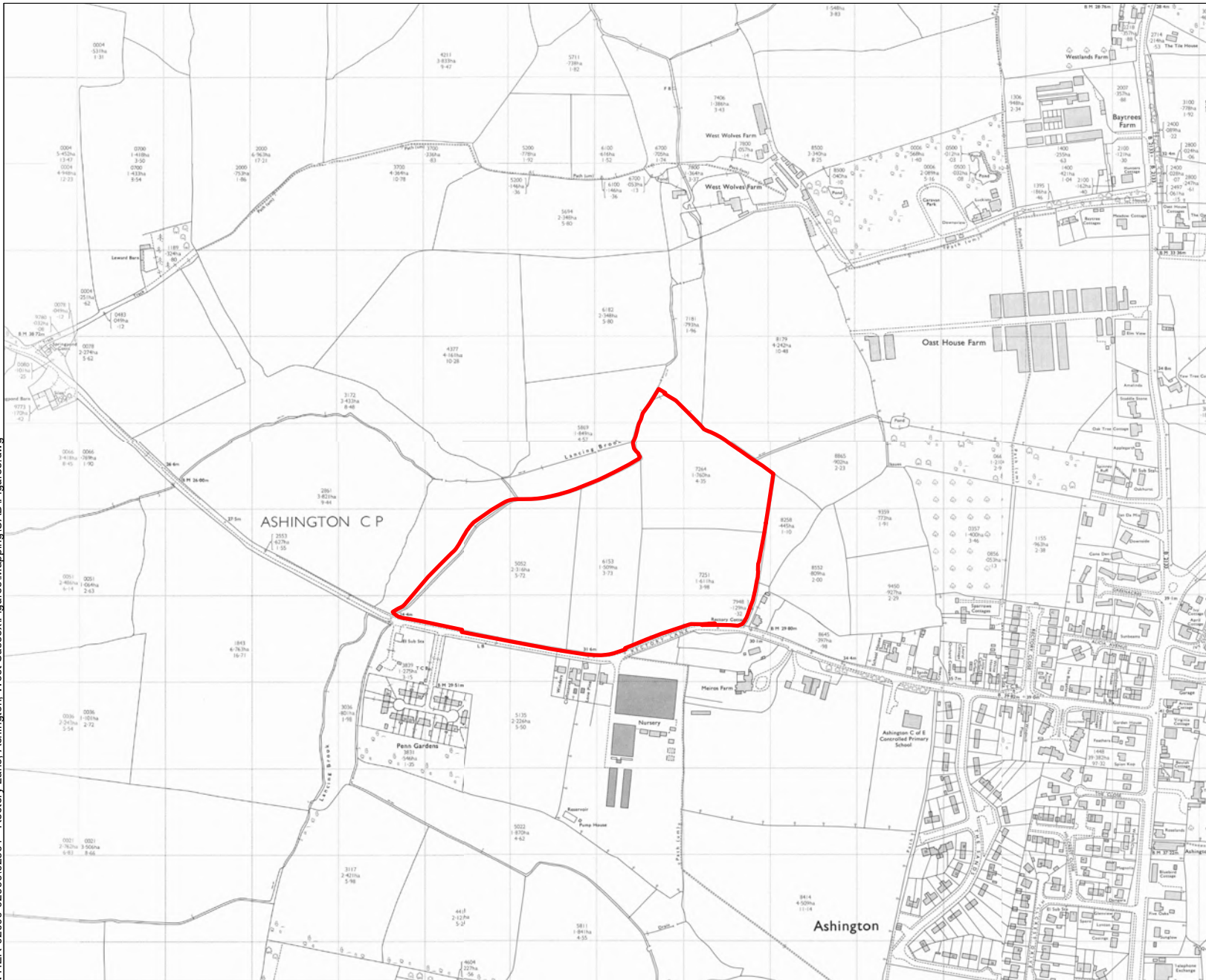
 Site Boundary



Not to Scale:
Illustrative Only



Figure 11
1939 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 12
1973 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



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Figure 13

1980 Ordnance Survey Map

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 Site Boundary



Not to Scale:
Illustrative Only



Figure 14

2001 Aerial Photograph

N:\794-PLN-HER-02000-02999\02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\CAD\Figures.dwg



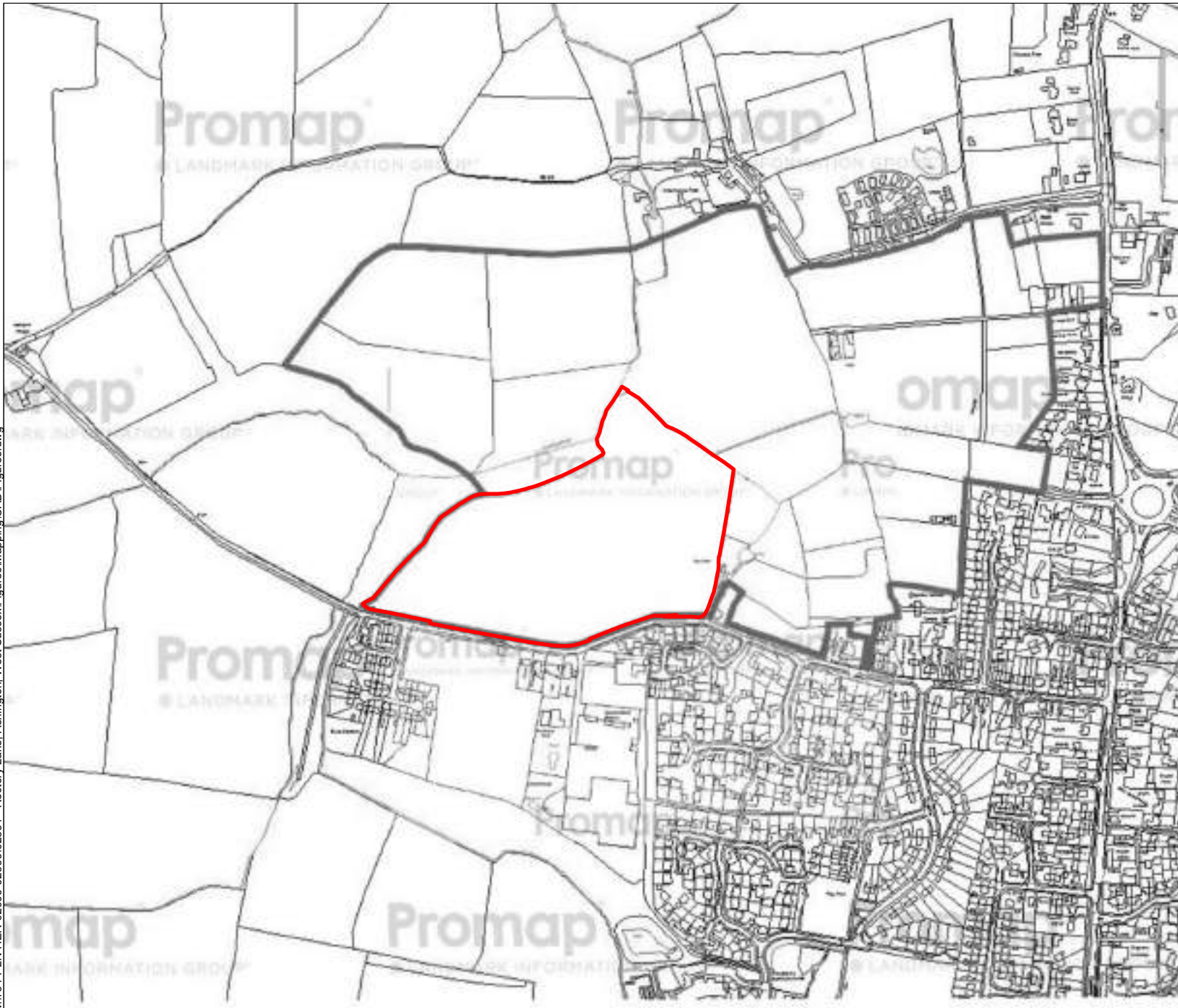
- Site Boundary
- Field Boundaries of Potential Interest



Not to Scale:
Illustrative Only



Figure 15
2019 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only



TETRA TECH

Figure 16

Site as Existing

N:\794-PLN-HER-02000-02999\02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\CAD\Figures.dwg

- Proposed access points
- Pedestrian/cycle link to the site
- Indicative access route
- Indicative emergency access corridor
- Indicative active travel route
- Indicative active travel connection to water allocation (ADN2)
- Existing Public Right of Way
- Residential development area including accommodation, outdoor open space, play area and SUDS (not reference letter)
- Green infrastructure to include open space, tree planting, landscape, SUDS and accommodation
- Existing watercourse/drain retained
- Indicative location of SUDS
- Existing planting to be retained
- Indicative location of children's play
- Indicative location of informal outdoor space
- Indicative location of pumping station

Site Boundary

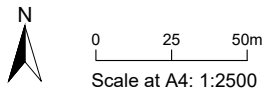


Figure 17

Outline Masterplan

Plates



Plate 1: View across south eastern end of study site from eastern boundary



Plate 2: View south west toward Rectory Lane from eastern boundary of study site



Plate 3: View West across southern end of study site from eastern boundary



Plate 4: View north west across north eastern part of study site toward Grade II West Wolves Farmstead



Plate 5: View north west across north eastern part of study site toward retirement chalets development



Plate 6: View west across study site from its eastern boundary



Plate 7: View south west across study site from northern boundary



Plate 8: View south east from northern boundary of study site toward Billingshurst Road



Plate 9: View north across western end of study site from Rectory Lane



Plate 10: View north east across study site from Rectory Lane.



Plate 11: View north west at western end of study site from Rectory Lane



Plate 12: View from graveyard of Grade I Church of the Holy Sepulchre over the study site toward Ashington. The study site lies in the valley beyond the agricultural land in the foreground

Appendices

Appendix 1

Gazetteer of HER records within 1km radius of the study site

HER Monuments

MonUID	Name	MonType
MWS13400	Rectory Cottage Historic Farmstead, Ashington	FARMSTEAD; FARMHOUSE
MWS14415	Middle Bronze Age Palstave, Church Farm, Ashington	FINDSPOT
MWS6375	Land North of Ivy Cottage - Undetermined finds	FINDSPOT; FINDSPOT
MWS31	Medieval park - Warminghurst	PARK
MWS32	Parkscape - Manor House Buildings	PARK
MWS33	Parkscape - Holmbush House	PARK
MWS10147	East Wolves Farm Historic Farmstead, Ashington	FARMSTEAD; L SHAPE PLAN
MWS10315	Spearhill Farm? Historic Farmstead, Ashington	FARMSTEAD; L SHAPE PLAN
MWS11672	Holmbush Farm Historic Farmstead, Ashington	FARMSTEAD
MWS11780	Hook Farm, Historic Farmstead, Wiston	FARMSTEAD
MWS11864	Site of Jupps Hovel Historic Outfarm, Ashington	OUTFARM
MWS11960	Site of Leward Barn Historic Outfarm, Ashington	OUTFARM
MWS12331	Manor Farm Yard Historic Farmstead, Thakeham	FARMSTEAD
MWS12344	Martins Farm Historic Farmstead, Ashington	FARMSTEAD
MWS12487	Site of New Barn Historic Outfarm, Ashington	OUTFARM
MWS1290	Roman Building, Ashington	OCCUPATION SITE; DITCH; BUILDING; VILLA?
MWS13105	Site of Historic Outfarm South of West Wolves Farm, Ashington	OUTFARM
MWS13285	Park Barn Historic Farmstead, Ashington	FARMSTEAD
MWS13373	Prior's Barn Historic Outfarm, Ashington	OUTFARM
MWS13808	Town and Park Farm Historic Farmstead, Thakeham	FARMSTEAD
MWS13944	West Lands Historic Farmstead, Ashington	FARMSTEAD
MWS14045	Woolven's Barn Historic Outfarm, Ashington	OUTFARM
MWS14074	Yard East of Broadbridge Farm, Ashington	OUTFARM
MWS14076	Yard East of Church Farm, Ashington	OUTFARM
MWS3755	Undated kilns - south of Martins Farm	KILN
MWS3756	Late Bronze Age settlement - NW of America Wood	SETTLEMENT; ENCLOSURE; FINDSPOT
MWS3757	Medieval farmstead - NW of America Wood	FARMSTEAD; FIELD SYSTEM; HOUSE
MWS3772	Moated Site and associated earthworks west of West Wolves Farm	MOAT; POND BAY; RIDGE AND FURROW; OCCUPATION SITE
MWS4033	Roman 'material' - Church Farm	OCCUPATION SITE?
MWS408	Watermill - Ashington	WATERMILL
MWS409	Windmill - Ashington	WINDMILL
MWS410	Post House? - Ashington	COACHING INN?
MWS4254	Moated site - Church Farm	MOAT
MWS4802	Brickworks on the E. side of London Rd	BRICKWORKS
MWS4968	Archaeological watching brief - Pipeline	POST HOLE; FINDSPOT
MWS5289	Monitoring pipeline North of Warminghurst Church	BANK (EARTHWORK)
MWS6352	Ivy Close , Ashington - Excavation	IRONSTONE WORKINGS
MWS6354	Land adj to Rectory Close, Ashington - Watching Brief	FLINT SCATTER; DITCH
MWS6363	Land North of Ivy cottage	DITCH; IRONSTONE WORKINGS
MWS6377	Land Fronting London Rd, Ashington	FINDSPOT; DITCH
MWS7032	Watching Brief, Mill Mead, Ashington	BOUNDARY
MWS7033	Watching Brief, London Road - Ashington	FIELD BOUNDARY
MWS7034	Watching Brief - Ivy Cottage - Ashington	FINDSPOT
MWS7035	Watching Brief at Rectory Close	FINDSPOT

MWS7036	An Archaeological Evaluation at Land Fronting London Road, Ashington	FARMSTEAD
MWS7037	Bronze Age Activity - East of London Road	OCCUPATION SITE; HOLLOW; DITCH; STAKE HOLE; POST HOLE; POST HOLE; BUILDING?
MWS9510	Broadbridge Farm Historic Farmstead, Ashington	FARMSTEAD
MWS9764	Church Farm Historic Farmstead, Ashington	FARMSTEAD; U SHAPE PLAN; L SHAPE PLAN
MWS4386	Archaeological Intervention - East Wolves Farm	Negative Evidence
MWS7039	Watching Brief at Well House, Ashington	Negative Evidence
MWS14972	Land adjacent to the BP Filling Station, Ashington - Watching Brief	Negative Evidence
MWS7038	Archaeological Evaluation and Gradiometer Survey - West of Ashington	DITCH; PIT?; DITCH
MWS7274	Archaeological evaluation - Church Close	Negative Evidence
MWS12331	Manor Farm Yard Historic Farmstead, Thakeham	FARMSTEAD
MWS9510	Broadbridge Farm Historic Farmstead, Ashington	FARMSTEAD
MWS10147	East Wolves Farm Historic Farmstead, Ashington	FARMSTEAD; L SHAPE PLAN
MWS10315	Spearhill Farm? Historic Farmstead, Ashington	FARMSTEAD; L SHAPE PLAN
MWS14970	Land South-East of Martins Farm, Ashington - Watching Brief	DITCH

HER Events

EvUID	Name	Ref
EWS410	Part Excavation - Roman Building, Ashington	
EWS425	Part excav, Priestley-Bell G, 1993	
EWS786	Land at Ashington, Horsham - Desk Based Assessment	
EWS1383	Church Farm, Ashington - Geophysical Survey	38/99
EWS1728	Land at Ashington Mill, Ashington - Desk Based Assessment	Project Number: 7257
EWS1924	Church Farm - Site of a Roman Villa, Ashington - Geophysical Survey	
EWS1939	Land South-East of Martins Farm, Ashington - Watching Brief	Project Number: 7333
EWS1941	Land adjacent to the BP Filling Station, Ashington - Watching Brief	Project Number: CBAS0886

Appendix 2

LiDAR Data Plot



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
19th - 20th Dec 2014

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



0 65 130m
Scale at A3: 1:3,500



Appendix 2

LiDAR Data

