

Land at Northlands Lane, Storrington, West Sussex

Archaeological Desk-Based Assessment

Prepared for Fairfax Properties

**NGR 509254 115318
(TQ 092 153)**

**Project No. 250075
ASE Report No. 2025044
WSHER ref. 202425-096**

October 2025



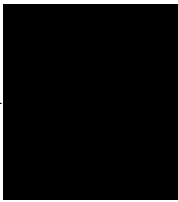
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Summary

Archaeology South-East (part of the Institute of Archaeology at UCL) were commissioned by Fairfax Properties to carry out an archaeological appraisal in relation to a proposed residential development on Land at Northlands Lane, Storrington, West Sussex. The Site is currently occupied by a field positioned to the south of Northlands Lane. The Site is known to have been part of the East Wantley Farm estate since at least 1707 and probably even sometime before this. The Site is likely to have been used as agricultural land during this period and was probably under a mixed arable and pastoral regime. The Site lies on the cusp of two underlying geological formations with the sandstones and mudstones of the Fittleworth Member in the south and the sandstones of the Hythe formation in the north. An outcrop of Head drift deposits (clay, silt, sand, gravel) is located across part of the Site.

The assessment has concluded that:

- *There are no designated heritage assets within the Site, but the Grade II listed East Wantley farmhouse and historic farm lie immediately adjacent to the north;*
- *There are no known non-designated heritage assets within the Site;*
- *The Site is not located within a Conservation Area or an Archaeological Notification Area;*
- *Archaeological investigations carried out in 2021 at the adjacent site to the east identified a Middle Iron Age enclosure, which was reused in the Romano-British period. Other findings included an associated field system, three 2nd century cremation burials and a late medieval/post-medieval trackway defined by two parallel ditches. There is a possibility that this trackway may cross the southern part of the Site;*
- *The Site lies within an area considered to be of moderate to high archaeological potential for most periods with low potential for the early medieval period, which is currently poorly attested within the Study Area;*
- *There is also some potential in geoarchaeological remains surviving within the Head deposit which crosses the Site;*
- *Where such remains are present they may be impacted on by groundwork associated with the proposed residential development;*
- *The Site has never been developed and so the past risk of destruction to any potential archaeological deposits can be considered low, although there may have been some past impact from arable farming; and*
- *It is recommended that a programme of non-intrusive geophysical survey, followed by a programme of archaeological trenching, is carried out across the Site prior to any construction works in order to establish the presence or absence of archaeological remains.*

CONTENTS

1.0	Introduction
2.0	Site Topography and Geology
3.0	Planning Background
4.0	Archaeological and Historical Background
5.0	Cartographic Evidence
6.0	Aerial Photographs
7.0	Walkover Survey
8.0	Assessment of Archaeological Potential and Significance
9.0	Previous Impacts on Archaeological Potential
11.0	Impact of Proposed Development
12.0	Conclusions and Preliminary Recommendations for Further Work
	Acknowledgments
	References

Appendix 1: Summary Table of Heritage Assets

LIST OF ILLUSTRATIONS

- Fig. 1 Site Location, Study Area and Heritage Assets
- Fig. 2 Plan showing existing Site layout
- Fig. 3 Map of East Wantley Farm, 1707
- Fig. 4 Sussex one-inch to one-mile Sussex map by Richard Budgen, 1724
- Fig. 5 Sussex map by Philip Overton and Thomas Bowles, 1740
- Fig. 6 Yeakell and Gardner Map of Sussex, 1778-83
- Fig. 7 Extract from Ordnance Survey (OS) draft map, 1806
- Fig. 8 Sullington Parish Tithe Map, 1840
- Fig. 9 Sullington Parish Map, 1875
- Fig. 10 Extract from the OS 1:2,500, 1875-76
- Fig. 11 Extract from the OS 1:10,560, 1898
- Fig. 12 Extract from the OS 1:10,560, 1912-14
- Fig. 13 Land Utilisation Survey of Britain, 1932-4
- Fig. 14 Extract from the OS 1:10,560, 1938-52
- Fig. 15 Extract from the OS 1:2,500, 1971-73
- Fig. 16 Extract from the OS 1:10,000, 1978-82
- Fig. 17 1948 Aerial photograph showing the Site
- Fig. 18 1971 Aerial Photograph showing the Site
- Fig. 19 2001 Google Earth satellite image showing the Site
- Fig. 20 2022 Google Earth satellite image showing the Site
- Fig. 21 LiDAR image (composite 1m DTM from multiple directions) across the Site
- Fig. 22 Sketch Plotting Layout
- Fig. 23 The proposed scheme, adjacent archaeological investigations and possible projection of Medieval/Post-medieval track across the development area
- Fig. 24 Illustrative Constraints and Opportunities Plan

1.0 INTRODUCTION

- 1.1 Archaeology South-East (part of the Institute of Archaeology at UCL) has been commissioned by Fairfax Properties to carry out an archaeological appraisal in relation to a proposed development on Land at Northlands Lane, Storrington, West Sussex. The appraisal comprises a desk-based assessment (DBA) focusing on below ground archaeological remains and a preliminary walkover survey (Fig. 1). A separate Heritage Statement assessing the impact on the setting of designated heritage assets is being prepared alongside this document (ASE 2025).
- 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 2020¹). 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 509254 115318 (TQ 092 153) (Fig. 1). The full extent of the Site has been taken to be that identified in the plans provided by Fairfax Properties (Fig. 2) (c.4.6 ha). For the purposes of the archaeological assessment a wider Study Area of 1km radius has been considered to place the Site within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 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. Other material may be held in other collections.
- 1.5 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 and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

¹ <https://www.archaeologists.net/codes/cifa>, accessed October 2025

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The parish of Storrington and Sullington lies on the northern edge of the South Downs in the Horsham District of West Sussex. Half of the parish is within the South Downs National Park, but the Site lies just outside of it.
- 2.1.2 The Site lies directly to the north of an existing residential area of Storrington and to the north of the historic core of Storrington. It covers an area of c.5.9ha. The Site is currently an open field positioned to the south of Northlands Lane.
- 2.1.3 The Site is bounded on all sides by a mix of trees and bramble-hedgerows with a public footpath extending east-west to the north of the Site and another north-south aligned one which runs along the east side of the eastern boundary.
- 2.1.4 The Site slopes sloping downwards gradually from south to north. The Site lies at a maximum height of approximately 54m above Ordnance Datum (aOD) in the south and at a minimum height of 39m aOD in the north². Plate 2.1 below shows the topography of the Site and its surroundings.

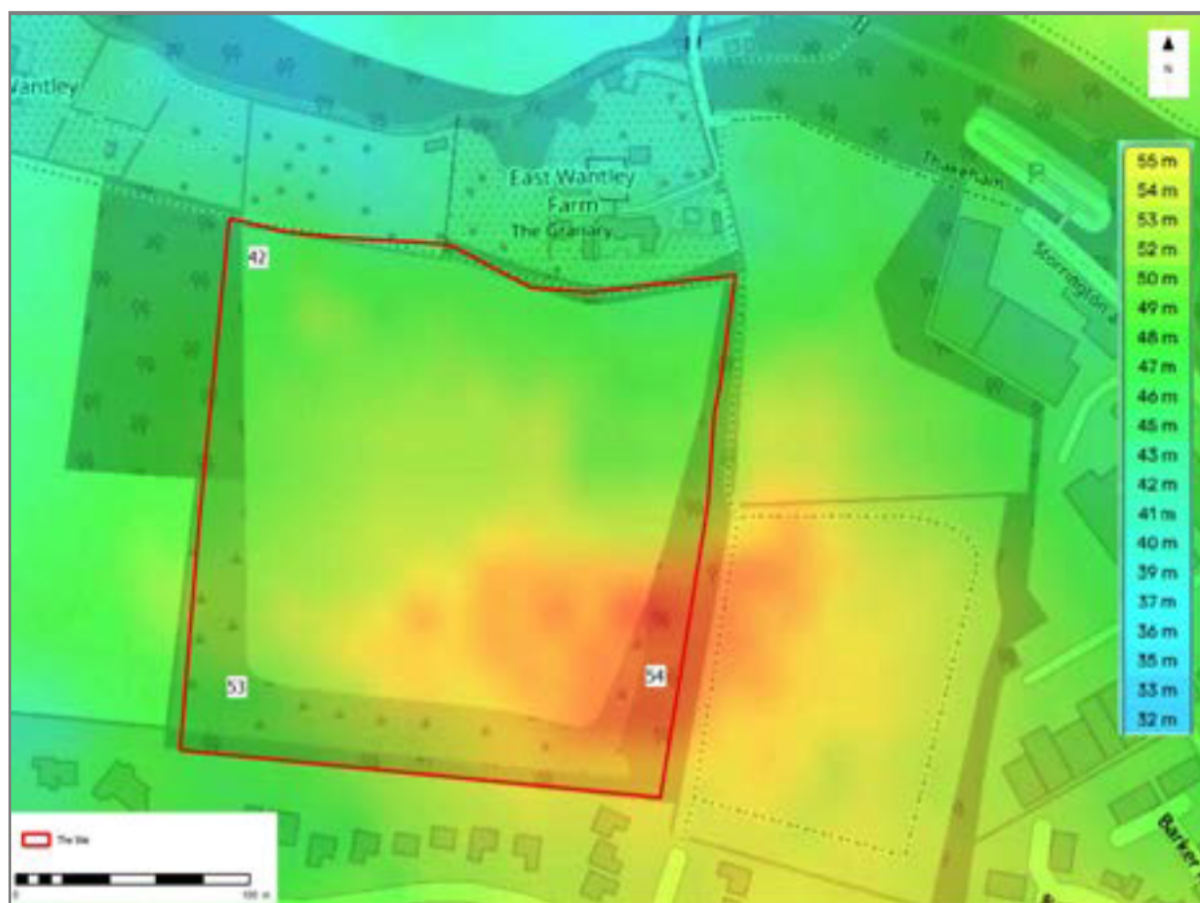


Plate 2.1: Topography across the Site with approximate heights indicated

² <https://en-nz.topographic-map.com/map-167kl/Storrington>, accessed October 2025

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)⁵ 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 202 and 203)⁶.
- 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 207)⁷.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. 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 Forum⁸.

Local Planning Policy

3.2 Horsham District Planning Framework (adopted November 2015)

- 3.2.1 On 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF)⁹. With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs National Park). The information and policies considered relevant to this assessment have been summarised below:

⁵https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2024.pdf, accessed October 2025

⁶ *ibid*

⁷ *ibid*

⁸ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed October 2025

⁹ <https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework>, accessed October 2025

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 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.*

3.3 Horsham District Local Plan 2023 – 2040 (still under review)

- 3.3.1 Horsham District Council are currently in the process of reviewing their Local Plan for the district. The new Horsham District Local Plan 2023 - 2040¹⁰ will set out planning policies and proposals to guide development in the District, excluding the South Downs National Park, up to 2040.
- 3.3.2 The Horsham District Local Plan also has policies relating to the historic environment in the emerging Local Plan. The following policy has relevance to the current Site and study area:

¹⁰ <https://www.horsham.gov.uk/planning/local-plan/what-is-a-local-plan>, accessed October 2025

Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment

1. The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings. Applications for such development will only be supported if they:
 - a) Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
 - b) Take account current best practice guidance produced by Historic England and Conservation Area Character Statements, Appraisals and Management Plans;
 - c) Make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas;
 - d) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials and, where appropriate, landscape features including trees;
 - e) Demonstrate that the use(s) proposed are consistent with the significance of the heritage asset whilst securing its viable and sustainable future and continued preservation, especially any assets on Historic England's At Risk Register. Changes of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and
- f) Demonstrate that any proposal in the vicinity of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research, including the investigation, recording and reporting of both above and below-ground archaeology. This will, as a minimum, include a desk-based assessment, and where deemed necessary by the Council, a field evaluation will also be required. If necessary, the Council will require assets to be preserved in situ or excavated.
2. Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement.
3. Proposals which would cause substantial harm to, or loss of, a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the substantial harm or total loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.
4. Proposals which would lead to less than substantial harm to the significance of the heritage asset should be weighed against the public benefits of the proposal and will only be supported where public benefit is considered to outweigh the harm.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction and Archaeological Periods

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 1.4 and including additional assets, where appropriate, identified from field survey. The identified assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figure 1.

4.1.2 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.

Prehistoric: Palaeolithic (c. 950,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c.4,000 BC)

Prehistoric: Neolithic (c. 4,000 BC - c.2,500 BC)

Prehistoric: Bronze Age (c. 2,500 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)

4.2 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.

4.2.2 Designated heritage assets are of a higher degree of status and significance, some of which enjoy a certain degree of legal protection from development. Nationally designated assets include Scheduled Monuments (SM), Listed Buildings, Historic Parks and Gardens and Historic Battlefields. These designations and others such as Conservation Areas and Archaeological Priority Zones/Archaeological Notification Areas/Archaeologically Sensitive Areas are typically detailed in Local Authority Plans.

Designated Heritage Assets

Scheduled Monuments

- 4.2.3 There are seven scheduled monuments located within the Study Area (**1 – 7**; Fig. 1). They are a cluster of Bronze Age bowl barrows located 634m to the south-east of the Site. This group of barrows is also locally designated as an Archaeological Notification Area (WSHER ref: DWS8702 / **20**; Fig. 1) (see 4.2.6 below).

Listed Buildings

- 4.2.4 There are no Listed Buildings recorded on the Site, but twelve are recorded within the Study Area (**8 – 18** and **50**; Fig. 1). All are of post-medieval date. With the exception of West Wantley Farmhouse (**9**), which is a Grade II* listing, all others are Grade II listings. The nearest listed buildings to the Site are East Wantley Barn (**50**), which lies approximately 22m north of the Site and then East Wantley (**11**) which is located 42m to the north of the Site. The majority of these buildings were constructed in the 17th century or earlier, which suggests a period of expansion and development within the broader Study Area at that time. Their distribution is shown on Fig. 1 with full details tabulated in Appendix 1 at the back of this report. Any setting issues arising from the development in relation to these heritage assets has been addressed by the separate Heritage Statement (ASE 2025).
- 4.2.5 There are no other examples of nationally designated heritage assets (e.g. Registered Historic Parks and Gardens, Conservation Areas or Historic Battlefields) within the Study Area.

Non-Designated Heritage Assets

Archaeological Notification Areas (ANA)

- 4.2.6 Three ANAs fall within the Study Area (**19 – 21**; Fig. 1). None are positioned close to the Site. These are summarised as follows and are shown on Figure 1:
- (**19**) ANA Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex;
 - (**20**) ANA Bronze Age Bowl Barrow Cemetery on Sullington Warren, Storrington and Sullington; and
 - (**21**) ANA Storrington Historic Core.

Ancient Woodland

- 4.2.7 There are no areas of Ancient Woodland within the Site, but three are located to the north within the Study Area (Fig. 1). These areas are designated by Natural England and refer to woodland known to have been in existence since 1600, often containing archaeological features relating to historic woodland management and pre-woodland activity.
- 4.2.8 There are no other locally designated heritage assets (e.g. Locally Listed Buildings) located within the Study Area.

4.3 Historic Landscape Character

- 4.3.1 According to the Sussex Historic Landscape Characterisation (HLC) database curated by WSHER database, the entire Site is classified as 'formal enclosure (planned/private)' of possible medieval to post-medieval date (HLC ref. HWS2666).

4.4 Previous Archaeological Investigations

- 4.4.1 No archaeological work is known to have taken place within the Site, but four previous archaeological investigations, mostly desk-based, have been undertaken within the Study Area. These are shown plotted on Fig. 1 and are summarised below:

- Archaeological Desk-Based Assessment: Land at Melton Drive, Storrington (41);
- Archaeological Desk-Based Assessment: Land at Water Lane, Thakeham (42);
- Downsview – Evaluation (43);
- Land at Fryern Road, Storrington - Desk-Based Assessment (44); and
- Land at Downsview Avenue, Storrington - Archaeological Investigations (45).

- 4.4.2 Between August and October 2021, Archaeology South-East carried out an archaeological excavation at the adjacent site to the east/south-east, known as 'Land North of Downsview Avenue, Storrington' (45, Fig. 1). The fieldwork was commissioned by Croudace Homes Ltd following on from archaeological evaluation in advance of residential development of the site. The results from the fieldwork are summarised as follows (ASE 2021), with Plates 4.1-2 below showing the archaeological investigations and the identified features by phase:

Some residual flintwork along with a short linear gully and pit attested to limited Bronze Age and earlier activity on the site.

A rectilinear Middle Iron Age bivallate enclosure with an internal area of c. 0.26ha was recorded. Numerous post-built structures were recorded within the enclosure. Based on the morphology of these structures and the recovered environmental remains, it is considered likely that the primary function of the enclosure was as a grain-processing and/or storage facility that went into decline from c. 120 BC. Hulled barley and glume wheats were the most commonly recovered cereals.

Following a considerable hiatus in activity the enclosure was apparently reoccupied and renovated during the 1st century AD. Grain processing and storage was again undertaken, this time utilising a wider range of cereals. A field system was developed to the south and east of the enclosure. Towards the end of the Roman phase three cremation burials were cut in the uppermost fills of the enclosure ditches. The enclosure finally fell out of use in around the middle of the 2nd century AD.

Post Roman activity comprised just five sections of ditch which may have formed two trackways of late medieval or post-medieval date.



Plate 4.1: Plan showing identified archaeological investigations at the adjacent site to the east (source: ASE 2021)

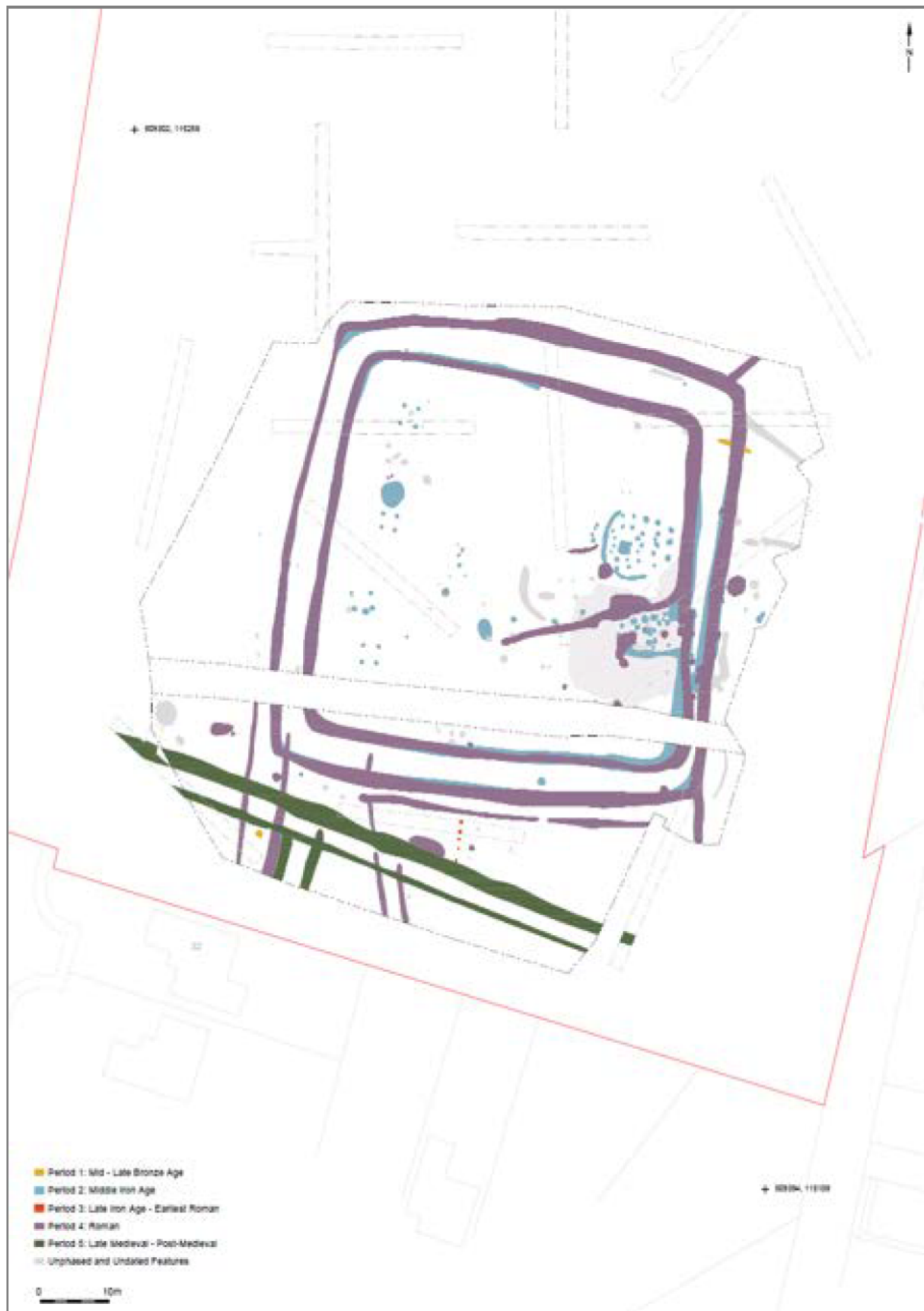


Plate 4.2: Plan showing identified archaeological features by phase at the adjacent site to the east (source: ASE 2021)

4.5 Prehistoric

- 4.5.1 No evidence dating to the Palaeolithic period has been recorded within the vicinity of the Site, but an isolated lithic working site (**22**; Fig. 1) of Mesolithic date is recorded at Sullington Warren. Such activity of this date reflects resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity. The archaeological potential of the Site for these early prehistoric periods is generally considered to be low, although there is perhaps more potential in geoarchaeological remains surviving within the Head deposit which crosses the Site.
- 4.5.2 The Neolithic period saw increasing temperatures and more settled human occupation, allowing the development of more permanent farming systems alongside the traditional exploitation of natural resources. Although residual finds and isolated concentrations of worked flint are common in Sussex, evidence for settlement sites of this period is limited, particularly in coastal and floodplain areas where sites are likely to have been truncated by fluctuating sea-levels or become deeply buried beneath later deposits. Two Neolithic leaf arrowheads (WSHER refs: MWS2951 and MWS5635) have been recorded within the north of the Study Area in the High Bar Wood (**46**; Fig. 1) and Abingworth areas, but these isolated findspots were reported as collections from ploughing and their exact locations are unknown, therefore they are not plotted on Fig. 1.
- 4.5.3 An increase in funerary monuments is seen in the Bronze Age period. In Sussex, the vast majority of these are located on the South Downs, overlooking the Weald, river valleys and coastal environments. Within the Study Area, such evidence is characterised by a cluster of scheduled bowl barrows (**1 – 7**; Fig. 1) located 634m to the south-east of the Site. This group of barrows is also locally designated as an Archaeological Notification Area (**20**; Fig. 1). Archaeological evidence also suggests that a trend towards more sedentary settlement patterns occurred during the Middle and Later Bronze Age (Hamilton 2003). Further evidence of Bronze Age activity within the Study Area is recorded on the HER as non-designated heritage assets: pottery sherds from the same vessel recovered from a colluvial layer (**23**; Fig. 1); a ditch and undated gully found at Downsview (**24**; Fig. 1); and another possible bowl barrow at Sullington Warren (**25**; Fig. 1). In addition, the adjacent 2021 excavations to the east of the Site (**45**; Fig. 1) found some residual flintwork along with a short linear gully and pit attesting to limited Bronze Age and earlier activity.
- 4.5.4 Rapid socio-economic growth occurred during the Iron Age, alongside a rise in population and the increasing exploitation of what had previously been more marginal environments. Consequently, this period is characterised by marked changes throughout the archaeological record of Sussex, from ceramic styles to settlement and funerary practices. A greater emphasis on trade and exchange can also be seen during the Late Iron Age, demonstrated by the appearance of local coin production and the growing presence of imported Roman goods, culminating in the rapid Romanisation of southern England at this time (Hamilton and Manley 1999).

- 4.5.5 Archaeological investigations carried out in 2021 by ASE at the adjacent site to the immediate east of the appraisal site (**45**; Fig. 1) identified several archaeological features of Middle Iron Age date (**47**; Fig. 1). This was characterised by a sub-square enclosure, formed of two complete concentric ditches, enclosing an area of just 0.26ha. Numerous internal post-built structures were evident, although none were circular, immediately recognisable as roundhouses or domestic structures. It is tentatively suggested that the primary function of the enclosure in the Middle Iron Age was as a space in which to process and store grain, with seasonal use by the local community, rather than as a permanent settlement (ASE 2021). The Middle Iron Age phase of use would appear to have been in decline following 120 BC. Prior to these findings, no Iron Age activity had been recorded in close proximity to the Site.

4.6 Romano-British

- 4.6.1 As one of the nearest parts of Britain to the Continent, Sussex experienced contact with Rome from an early date, first as trade and then as conquest. Following the Roman invasion of AD43, the region became heavily settled, particularly along the Downs and the fertile Coastal Plain, where settlements were mostly associated with farming and are characterised by evidence of continuity with the previous Iron Age (Rudling 1999, 24).
- 4.6.2 Settlements also occur along principal routes such as Stane Street, which linked the major urban centre of Chichester with London. The principal Roman roads of the local area are the Greensand Way, which follows the northern foot of the Downs from Barcombe to Pulborough, and the London to Brighton road. A section of the Hardham to Barcombe Mills Roman road is located on a north-west to south-east alignment c.500m north of the Site and is locally designated as an ANA (**19**; Fig. 1).
- 4.6.3 Roman pottery was found c.600m to the north-west of the Site (**48**; Fig. 1). The Iron Age enclosure identified in 2021 at the adjacent site to the east of the appraisal site (**47**; Fig. 1), continued in use well into the Romano-British period after a hiatus. Re-use of the enclosure occurred in the 1st century AD, with the possibility of the construction of further structures and the continued processing and storing of grain on site (ASE 2021). A wider field system was developed in this period along with small trackways radiating to the south of the enclosure (*ibid.*). The enclosure may also have been adopted as a funerary monument towards the end of the Roman phase of use, with three cremations cut in the uppermost fills of the enclosure ditches (*ibid.*). There is little evidence to suggest use of the enclosure following the middle of the 2nd century AD (*ibid.*).

4.7 Early Medieval

- 4.7.1 No evidence dating to the early medieval period has been recorded within the vicinity of the Site. The archaeological potential of the Study Area for this period is therefore considered to be low.
- 4.7.2 Prior to the 'official' end of the Roman rule of Britain in c.410AD there seems to have been a gradual decline in both the economy and administration of the colony. The early part of this period is poorly represented in the archaeological

record, with few identified settlement sites and much of the archaeological evidence for this period is therefore derived from cemeteries, and the grave goods they contain (White 1999). Even in the 7th century, there were still no recognisable towns, and it was not until the mid-11th century that a hierarchy of settlements had emerged, reflecting the economic and administrative complexity of the ascendant English society (Gardiner 1999).

4.8 Medieval

4.8.1 Settlements named in Domesday are more numerous in the south and west of Sussex, lying in the area of fertile land between the coastline and the ridge of the downs, than in the Wealden area to the north (King 1962, 419). The manor of Storrington was originally recorded in the Domesday Survey of 1086 as “*Estorchestone*”, and comprised of seven villagers, twelve cottagers, a church and three mills (Harris 2005). The church of St Mary was possibly originally built as early as the 11th century and would have formed the focus of the medieval settlement. The name *Storrington* is likely to derive from the Old English form *storca-tūn*, meaning ‘storks’ farm’, or *stork-tun*, meaning ‘stork farm’, which is likely to reflect the wetland in the area, at Parham and on the floodplain of the Arun at the north of the parish (Harris 2005)¹¹. The Site lies outside of the settled area of medieval Storrington which had become a market town by 1399.

4.8.2 The nearby grade II listed, 17th century farmhouse at East Wantley (11; Fig. 1), is thought to have been constructed on the site of a medieval house whose rafters were extensively re-used in its roof¹². It is probable that the land around East Wantley and also West Wantley, would have been in the ownership of the Wantley family, who are mentioned in Sullington records from c.1275 (*ibid.*):

In 1327 Philip of Wantley settled on John of Wantley a house and yardland in Sullington for life, with successive reversions to John son of Emma Marreys, John of Wantley's daughter Maud, and Philip himself. Another John Wantley in 1412 had lands worth £3 in Sullington, which may be West Wantley, conveyed in the earlier 15th century by Roger Wantley (or Joydewyne) to John Bartlett. John's trustees in 1448 settled it on his son Thomas. In 1550 it was settled on Thomas Bartlett of Billingshurst, with remainder to his second son William. Thomas still held it in 1556. It may have been the farm of Wantleys allegedly granted to Robert Michell in 1560.

4.8.3 In 2021, the archaeological investigations carried out by ASE on the adjacent site to the east of the appraisal site (45; Fig. 1) revealed several sections of ditch, which were collectively interpreted as two possible trackways of late medieval to post-medieval date (49; Fig. 1).

4.8.4 Recent studies into medieval transhumance have identified significant evidence of medieval droveways linking parent settlements at the foot of the South Downs with seasonal pasture to the north in the Weald (Margetts 2018, 308; 2021, 89). Of particular note, a droveway linking Sullington with grazing around Broadbridge Heath, considered to probably date from at least the 8th century,

¹¹ Storks have recently returned to the Storrington area after a 600 year absence.

¹² <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp20-24>, accessed March 2025

lies c.250m to the east of the Site, along the route of present day Water Lane. The Historic Landscape Characterisation (HLC) suggests the fieldscape in which the Site sits lay within the historic parish of Sullington, the fields probably part of the formal enclosure of parts of Sullington Warren in the late medieval to post-medieval period. It is probable that the Site sits within a character area (Character Area 3 in Margetts 2021) relating to regional transhumance in the medieval and early post-medieval periods.

- 4.8.5 A distinctive north-south aligned holloway track with banked sides runs adjacent to the Site on its eastern side where it meets with another east-west holloway track, connecting with Water Lane to the east. It is possible that these tracks, the north-south aligned one still in use today as a footpath, may have been contemporary with those identified during archaeological investigations carried out in 2021 at the site to the east.

4.9 Post-Medieval

- 4.9.1 Until the 19th century the town was very small consisting of an axis of a few streets. As a result of the rapid expansion of the railway and coastal towns in the county, Storrington saw a period of decline in relative terms from around 1800, but from 1945 it has seen sustained growth (Harris 2005). During the post-medieval period the Site lay outside the historic core of the town of Storrington, which is locally designated as an ANA (**21**; Fig. 1) and is positioned on the very edge of the Study Area c.836m south-west of the Site.

- 4.9.2 In addition to the eleven listed farmhouses and cottages of post-medieval date, fifteen non-designated heritage assets of this date (**49, 26 – 39**; Fig. 1) are also recorded within the Study Area. These are as follows:

- (**49**) Land North of Downsview, Storrington (site immediately adjacent to the appraisal site on its east side) - five sections of ditch were found during excavations, which may have formed two trackways of late medieval or post-medieval date;
- (**26**) West Wantley House Historic Farmstead (C19), Storrington and Sullington;
- (**27**) East Wantley Farm Historic Farmstead (C19), Storrington and Sullington;
- (**28**) Site of Historic Farmstead (C19), Storrington and Sullington;
- (**29**) Fryern House Historic Farmstead (C19), Storrington and Sullington;
- (**30**) Snapes Cottage Historic Farmstead (C19), Thakeham;
- (**31**) Snapes Farm Historic Farmstead (C19), Thakeham;
- (**32**) New Buildings Historic Farmstead (C19), Thakeham;
- (**33**) Northlands Historic Outfarm (C19), Thakeham;
- (**34**) Water Lane Farm Historic Farmstead (C19), Thakeham;
- (**35**) Site of Historic Outfarm North West of Oldfield Cottage (C19), Storrington and Sullington;
- (**36**) Watermill - East Wantley;
- (**37**) Watermill – Storrington;
- (**38**) Windmill – Storrington; and

- (39) Site of Thakeham Union Workhouse - built between 1789-1791, enlarged 1836 & 1853, demolished 1937.

4.9.3 The majority of post-medieval activity recorded on the HER demonstrates the intrinsically agricultural character of the Study Area.

4.9.4 The nearest heritage assets to the Site are the 19th century historic farmstead at East Wantley Farm (27; Fig. 1) and its associated grade II listed, 17th century farmhouse to the north (11; Fig. 1). East Wantley farm in 1707 included 114 a. in Sullington, of which only 28 acres was arable¹³. In 2021, the archaeological investigations carried out by ASE on the adjacent site to the east of the appraisal site (45; Fig. 1), revealed several sections of ditch, which were collectively interpreted as two possible trackways of late medieval to post-medieval date (49; Fig. 1).

4.9.5 The following text is summarised from 'Sullington: Manors and Other Estates'¹⁴ and relates to the history of the Wantley family as well as the houses of East and West Wantley (to the north of the Site):

The so-called manor of West Wantley was settled in 1633 on Archbishop Abbot, who died in that year, and in 1641 Richard and Anne Abbot sold it to Gregory Haines. It was settled on Richard Haines, a publicist and inventor, on his marriage in 1654. He rebuilt the house in 1656 and died in 1685, leaving as heir his son Gregory. The farm was sold to Edward Shelley in 1692. Shelley died in 1748, leaving West Wantley to his nephew Timothy. It then descended with Champions in Thakeham, passing to George King in 1850. The Kings sold it in 1921 to Bede H. Pickard, still owner in 1983 (ibid.).

Another farm at Wantley descended with Michelgrove in Clapham from John Michelgrove (d.1459) to William Shelley, owner of EAST WANTLEY in 1556. It may have been the manor of Wantley settled on James Graves in 1602. The farm was settled in 1652 on the marriage of Richard Bridger. He died in possession in 1699, and was succeeded by his son, also Richard, on whose death in or before 1730 East Wantley passed to his son John Bridger. He and his son John sold it in 1760 to John Mordaunt, who in 1764 resold it to Joseph Standen. He by will proved 1780 left it to his widow Mary, and she by will proved 1784 left it in trust for sale; Thomas Bennett of Farnham (Surr.) bought it that year. Mary's son John Standen remained as tenant, and seems to have recovered the property, since in 1822 it was settled in trust for Jane Downer, who later married John's son John Standen. She was owner in 1842 and died in 1846, leaving East Wantley in trust for sale. It was sold with 165 acres in 1853 to George King, and belonged in 1910 to R. M. King, whose family advertised it for sale with 115 acres in 1921. In 1932 the house had been recently acquired by Dr. A. M. Mercer. From c.1971 the owner was Mrs. Dragonetti, who still had the house and 20 acres in 1983.

4.10 Other

4.10.1 One undated site was identified within the Study Area to the south-east of the site at Sem-Nor (40; Fig. 1).

¹³ <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp24-27>, accessed October 2025

¹⁴ <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp20-24>, accessed October 2025

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 A full list of the cartographic sources used during this assessment can be seen at the end of this report. The figures referred to within the text (Figs. 3 - 16) can also be seen at the back of this report. It should be noted that the Site is approximately located over the earlier maps, because of an absence of established roads, buildings and field boundaries with which to accurately locate the Site.
- 5.2 The 1707 map of East Wantley Farm (Fig. 3; WSRO Add Mss 7550) shows the full extent of the Site within the estate and lands belonging to Shilly Esquire. At this time, the Site is shown straddling two fields. The eastern field is coloured green and is labelled 'Green Field' and the western field is coloured brown, perhaps indicating arable cultivation, rather than pasture. The western field is labelled 'Barne Field', which continued to the north of the Site boundary at this time. This area is now utilised as gardens associated with East Wantley House and there is a public footpath dividing the two areas.
- 5.3 The early county maps are useful for illustrating the wider landscape during the 18th century, but they do not show the area of the Site in any significant detail. They do, however, label key place-names and illustrate major route-ways at that time. These maps emphasise the rural nature of the locality during the 18th century. Two of the earliest county maps depicting the Site date from 1724 (Fig. 4) and 1740 (Fig. 5) and are taken from Margary's 250 Years of Mapmaking in Sussex: 1575-1825 (WSRO PM 249.5 and WSRO PM249.10). The 1724 Sussex one-inch to one mile map by Richard Budgen (Fig. 4) and the 1740 reduced Sussex map by Philip Overton and Thomas Bowles (Fig. 5) both show the Site located to the north-east of Fryon (Fryern) and west of a roughly north-west to south-east aligned trackway. The 1740 Overton and Bowles map shows the area of the Site in a little more detail located south of Wantley Farm (note that no East or West Wantley is labelled here). The mill is shown to the north-east of the Site. The field pattern is not shown in this map.
- 5.4 Examination of the 2-inch county map (the 'Great Survey') produced by Thomas Yeakell and William Gardner between 1778 and 1783 (Fig. 6) illustrates the field boundaries and field patterns. At this time, the Site is shown across two sub-rectangular fields with a north-south aligned footpath crossing the centre of the Site towards the historic core of Storrington. The majority of the perimeter Site boundaries shown in this map appear to be largely as they are today (with some difference occurring due to the scale), but the east-west boundary along the south of the eastern part of the Site did not exist at this time. The farm buildings are shown immediately north of the Site. At the end of the 18th century, the 1795 Sussex one inch to one mile map by William Gardner and Thomas Gream (WSRO PM249.16; not reproduced here) shows the field pattern unchanged and the wider Study Area largely the same.
- 5.5 The 1806 draft Ordnance Survey (OS) map (Fig. 7) shows the Study Area and the immediate area of the Site largely as it appears in the 18th century, but with no field patterns. In 1806 Fryern Farm is shown south-west of the Site, Wantley Mill to the north-east, Wantley Farm to the north and the built-up area of

Storrington Town is shown well to the south. Greenwood's map of 1825 (not reproduced here), still shows the Site undeveloped, but again with less detail of the surrounding field pattern.

- 5.6 The 1840 (Fig. 8) Sullington Tithe map records the Site divided between two fields (as shown previously in 1778-83; Fig. 6), although the footpath seen previously now doglegs to the east and then north. As with the 1778-83 map (Fig. 6) the majority of the perimeter Site boundaries shown in this map appear to be largely as they are today. The Site lies over Plots 204 and 205, which were owned by Mrs Jane Standen and occupied/tenanted by William Heath. The field names are recorded at this time as follows: Hovel Field (Plot 204) and Barn Field (Plot 205). The tithing survey shows that they were both under arable cultivation. The house to the north (Plot 228) is in the same ownership and tenancy. It is recorded as 'Upper Wantley Farm House' (note not East Wantley) and the 'Water mill and waste' (Plot 230) is shown to the north-east.
- 5.7 The 1875 Sullington Parish Map (Fig. 9) shows little detail of the Site, but is useful for illustrating the parish at this time. Water Lane is now labelled to the east of the Site.
- 5.8 Coverage by OS 25-inch and 6-inch mapping between 1875 and 1982 emphasises the largely static nature of the landscape (Figs. 10 - 16). The Site is illustrated much as it appears today with the same shape and tree-belt boundaries, but with the central field boundary removed to contain one field unit by 1875. No buildings are recorded on any of these maps.
- 5.9 The 1932-34 Land Utilisation Survey map (Fig. 13) indicates that the Site was located on 'meadowland and permanent grass'. The area to the south-east of the Site, which is now used as industrial works along Water Lane, is shown as arable land at that time.
- 5.10 The 1971-73 OS map (Fig. 15) shows a shaw along the southern and eastern boundary of the Site. This map shows the increase of development within the Study Area from the mid-20th century. By this time, the industrial area to the south-east of the Site has been well-established.
- 5.11 To summarise, the Site is known to have been part of the East Wantley Farm (27) estate since at least 1707 and probably even sometime before this, but there is no record of East Wantley Farm on maps after 1952 (Fig. 14), suggesting that the farm ceased to be active after that time. The Site has remained undeveloped across the period covered by historic maps with some slight changes to field boundaries at various times.

6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was made of the air photograph collection held by the West Sussex Records Office; however, the small scale of the images means they are of limited use for the purposes of archaeological interpretation.
- 6.2 Figures 17 – 18 show the Site from an aerial perspective in 1948 and 1971 respectively, but largely as the Site appears today, although there were fewer trees around the boundaries at this time. There is a possible feature visible on the 1948 aerial image, extending into the northern extent of the field, which makes up the Site (shown as a lighter area), but this is not present on later images or LiDAR imagery across the area (Fig. 21).
- 6.3 A further search was made of the historical satellite images on Google Earth Pro and on Britain from Above¹⁵. No images showing the Site were found on the Britain from Above website, but the historic Google Earth Satellite images were available from 2001 (Figs. 19 and 20). These images largely serve to illustrate the unchanging rural landscape surrounding the Site, although a varied farming regime (e.g. pastoral / arable cultivation) can be seen across the consulted images. The 2001 satellite image (Fig. 19) shows the former north-south aligned internal field boundary dividing the Site. In the 2015 satellite image (Fig. 20) this former boundary is defined only by a scatter of trees.
- 6.4 Available open-source Light Detection and Ranging (LiDAR) airborne mapping covering the Site was assessed online¹⁶. The feature observed in the northern part of the Site on the 1948 aerial image (Fig. 17) is not visible in the LiDAR image (Fig. 21).

¹⁵<http://www.britainfromabove.org.uk>, accessed October 2025

¹⁶<http://environment.data.gov.uk/ds/survey/#!/survey>, accessed October 2025

7.0 WALKOVER SURVEY

- 7.1 A walkover survey by the author was undertaken of the Site on 5th March 2025. The conditions were dry, although there was thick fog. For this reason, several photographs taken on a previous Site visit conducted in September 2017, were reused to help aid the discussion below. The photographs referred to within the text can be seen as plates (Plates 7.1 – 7.6) at the end of this section.
- 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, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid, within the parameters of the project, and was not intended as a detailed survey.
- 7.3 The Site was accessed by a footpath to the north-east which joins Water Lane with Northlands Lane. There is a wooden field gate at the south of Northlands Lane and south-east of East Wantley Farm (Plate 7.1). The footpath continues along the northern Site perimeter to the west and also to the south along the eastern Site boundary (Plates 7.2 - 3). The latter footpath is wide and recessed like a large ditch with shallow banks and tree shaws on either side (Plates 7.2 – 3). It seems like a fairly well-established historical routeway.
- 7.4 The Site is undeveloped, laid to grass and sloping downwards gradually from south to north (Plates 7.4 – 5). Dense tree shaws are present along the southern and eastern boundaries. The boundary along the north of the Site is made up of a mix of trees, but these are more scattered. No significant historic landscape features were observed across this area.
- 7.5 Water troughs were observed in the Site which suggests the land has been used recently for pasture. Below-ground water pipes are likely to be localised in these areas.
- 7.6 The house and gardens of East Wantley (**11**; Fig. 1) lie immediately north of the Site (Plate 7.6 below). The asset has partial inter-visibility with the Site from its location, but the view is obscured by the presence of intervening screening vegetation to the south. The setting of this asset is discussed in more detail in a separate Heritage Statement (ASE 2025).



Plate 7.1: Southern end of Northlands Lane with public footpath straight ahead and entrance to East Wantley farmhouse (11) on the right (looking south)



Plate 7.2: North-south aligned public footpath running along the eastern boundary of the Site (looking south)



Plate 7.3: North-south aligned public footpath running along the eastern boundary of the Site (looking north)



Plate 7.4: View across Site showing dense tree boundary in the south (looking south)



Plate 7.5: View across the Site showing dense tree boundary in the south and sporadic trees and coarse vegetation within the field (looking south)



Plate 7.6: View of East Wantley farmhouse (11) through a gap in the trees from the public footpath to the north-west of the Site (looking north-east)

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

8.1 Introduction

- 8.1.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are no known heritage assets within the Site. Within the wider landscape there are a total of twenty-two known heritage assets.
- 8.1.2 Perhaps the most significant of the findings in this assessment, due to their proximity, are the Iron-Age, Romano-British and late medieval/post-medieval archaeological features excavated immediately east of the Site in 2021.
- 8.1.3 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 proposed development area.

8.2 Prehistoric

- 8.2.1 The most significant prehistoric period represented within the Study Area archaeologically is the Bronze Age. This is characterised by a cluster of scheduled bowl barrows (1 – 7; Fig. 1) located 634m to the south-east of the Site. This group of barrows is also locally designated as an Archaeological Notification Area (20; Fig. 1). In addition, archaeological investigations carried out in 2021 at the adjacent site to the east uncovered some residual flintwork along with a short linear gully and pit attested to limited Bronze Age and earlier activity. The proximity of a recently discovered rectilinear Middle Iron Age bivallate enclosure (47; Fig. 1) at the site immediately east of the appraisal site, considerably raises the potential for other nearby iron age archaeological remains, despite the fact that no previous remains of this date had been identified within the Study Area.
- 8.2.2 Given the absence of past archaeological investigation at the Site, the possibility exists that as yet unknown remains of this date may be present on the Site. No significant historic landscape features (e.g. possible bowl barrows) were observed during the walkover survey at the Site.
- 8.2.3 There is some potential in geoarchaeological remains surviving within the Head deposit which crosses the Site.
- 8.2.4 The archaeological potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Moderate to High**.

8.3 Romano-British

- 8.3.1 Within the Study Area, the Romano-British period is represented by a section of the Hardham to Barcombe Mills Roman road, which is located on a north-west to south-east alignment c.500m north of the Site and is locally designated as an ANA (19; Fig. 1). An isolated findspot of Roman pottery is also recorded c.600m to the north-west (48; Fig. 1). The Roman reuse of the Iron Age enclosure at the adjacent site to the east (47; Fig. 1), as well as the field system

and the three cremation burials, suggests that the Site has potential for similar archaeological remains with the potential for contemporary activity continuing to the west.

- 8.3.2 The archaeological potential of the Site to contain as yet unknown heritage assets of this date is considered to be **Moderate to High**.

8.4 Early Medieval

- 8.4.1 No evidence dating to the early medieval period has been recorded within the vicinity of the Site. However, the Site has not been the subject of previous archaeological investigation and as such, the possibility that as yet unknown remains of this date may be present on the Site cannot be discounted.
- 8.4.2 The archaeological potential of the Site for this period to contain as yet unknown heritage assets of this date is considered to be **Low**.

8.5 Medieval

- 8.5.1 The nearby grade II listed, 17th century farmhouse at East Wantley (**11**; Fig. 1), is thought to have been constructed on the site of a medieval house. During this period, it is probable that the land around East Wantley and also West Wantley, would have been in the ownership of the Wantley family, who are mentioned in Sullington records from c.1275. The Site is likely to have been used as agricultural land during this period and was probably under a mixed arable and pastoral regime. There is a possibility that the historic trackway (**49**; Fig. 1), identified as two parallel ditches at the adjacent site to the east, may continue into the appraisal site as projected in Fig. 23. This trackway was dated as late medieval to post-medieval perhaps suggesting it was in use for a considerable time.
- 8.5.2 Given the absence of past archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present on the Site cannot be discounted. Should such remains be present they area perhaps most likely to comprise isolated artefacts or evidence of agricultural use such as land division and historic tracks.
- 8.5.3 The archaeological potential of the Site for this period to contain as yet unknown heritage assets of this date is considered to be **Moderate**.

8.6 Post-medieval

- 8.6.1 The majority of post-medieval activity recorded on the HER demonstrates the intrinsically agricultural character of the Study Area. As with the medieval period, the Site is likely to have been used as agricultural land during this period and was probably under a mixed arable and pastoral regime.
- 8.6.2 The history of the Site across this period is well documented in cartographic sources, which reduces its potential for unknown remains of this date to be encountered. There is, however, a possibility that the remains of former field boundaries may be identified, as changes to land division are shown within the

historic mapping and probably reflect changing ownership and tenancy of the land. The Site is known to have been part of the East Wantley Farm (27) estate since at least 1707 and probably even sometime before this, but there is no record of East Wantley Farm on maps after 1952 (Fig. 14), suggesting that the farm ceased to be active since then. The mill (36) is also located near to the north-east of the Site, although features relating to this activity are not likely within the Site itself.

- 8.6.3 There is a possibility that the historic trackway (49; Fig. 1), identified as two parallel ditches at the adjacent site to the east, may continue into the appraisal site as projected in Fig. 23.
- 8.6.4 As with the medieval period, given the absence of past archaeological investigation at the Site, the possibility that as yet unknown remains of this date may be present on the Site cannot be discounted. Should such remains be present they are perhaps most likely to comprise isolated artefacts or evidence of agricultural use such as land division and historic tracks.
- 8.6.5 The archaeological potential of the Site for this period to contain as yet unknown heritage assets of this date is considered to be **Moderate**.

8.7 Summary of Potential

- 8.7.1 A desk-based assessment can generally only consider the potential of a site in principle. As is the case here, 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.
- 8.7.2 The potential for discovery of new heritage assets has been revealed by a review of the known cultural heritage baseline in the immediate vicinity. The estimated potential for heritage assets being located within the Site can be summarised thus:

Prehistoric – **Moderate to High**
Romano-British – **Moderate to High**
Early medieval - **Low**
Medieval - **Moderate**
Post-medieval – **Moderate**

- 8.7.3 To conclude, this assessment has shown that the Site lies within an area considered to be of moderate archaeological potential for most periods with low potential for the early medieval period, for which there is currently little information from within the Study Area. There is also some potential in geoarchaeological remains surviving within the Head deposit which crosses the Site.

8.8 Preliminary Assessment of Significance

- 8.8.1 The significance of a heritage asset is ‘the value of a heritage asset to this and future generations because of its heritage interest.’ (NPPF 2012, Glossary). Given that this desk-based assessment has only been able to establish the potential for heritage assets to be present within the Site in principle the significance of such assets cannot be conclusively determined at the present time. The available evidence from the wider Study Area would suggest that any assets present are most likely to be of local to perhaps regional significance.

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 9.1 The area is likely to have been under a mixed arable/pastoral regime from the early 18th century onwards. Intensive cultivation by modern farm machinery may have been extensive over the Site. This activity will have impacted upon the archaeological resource to some degree, with the likely truncation of pre-modern sub-surface deposits and/or features.
- 9.2 The Site is situated on a superficial clay (with flints) geology, which is generally acidic in nature. Acidic soils will probably have adversely affected the survival of bone and iron, although most pottery survives reasonably well in all soil conditions.
- 9.3 The pre-medieval landscape may bear no relation to the modern field and settlement pattern. Consequently, such pre-medieval evidence that might survive beneath the ploughsoil may not have been disturbed by later occupation.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the Site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 10.2 The proposed development comprises the construction of a new residential development. Fig. 22 provides the proposed sketch plotting layout for the Site. Fig. 23 shows the proposed layout in relation to the adjacent 2021 archaeological investigations, with projected linear features shown crossing the south-west corner of the proposed development, should the medieval/post-medieval trackway continue further to the north-west. Figure 24 presents the constraints and opportunities in relation to the proposed development.
- 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 within the Site boundary:
- 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; and
 - Any landscaping required for green areas.
- 10.4 The area considered to be most impacted by the development is where houses are proposed, with lesser impacts anticipated within the green areas of the Site depending on the extent of proposed landscaping (e.g. SUDS ponds etc).

11.0 CONCLUSIONS AND PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 11.1 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. A site assessed as having low potential may still contain unsuspected archaeological deposits. 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.
- 11.2 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. The assessment identified no heritage assets of national significance within the Site that would be a constraint to development, to the extent that this can be predicted from available information, although the presence of unsuspected deposits of this importance cannot be ruled out.
- 11.3 To conclude, this assessment has shown that the Site lies within an area considered to be of moderate to high archaeological potential for most periods with low potential for the early medieval period, for which there is currently little information from within the Study Area. There is also some potential in geoarchaeological remains surviving within the Head deposit which crosses the Site.
- 11.4 A programme of non-intrusive geophysical survey could quickly and efficiently confirm the existence of buried landscape features as visible in localised areas on aerial photographs. The results of such a survey would depend on varying factors, such as the depth and type of overburden and the extent to which the Site has been ploughed. Ploughing would have caused more movement of the larger components of any buried remains making them easier to identify in a survey, whereas pasture would normally result in a layer concealing any underlying features. Whilst the arable history of the Site indicates some potential for good survey results, the lack of detailed geotechnical data for the appraisal area makes this less certain.
- 11.5 Following a geophysical survey, an archaeological field evaluation by trial-trenching will help to establish with a greater degree of certainty the presence or absence of any potential buried archaeological remains. There may also be some scope for targeting specific areas of potential based on the geophysical survey results. This would provide a relatively economical method for establishing the character, dating and degree of preservation of any such deposits and features. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. The details and extent of any trial-trenching

programme require discussion with Horsham District Council's archaeological advisors.

- 11.6 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 are likely to be required to ensure the preservation by record of any threatened remains.

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Sussex one-inch to one mile Sussex map by Richard Budgen, 1724

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Yeakell and Gardner Map of Sussex, 1778-83

Extract from Ordnance Survey (OS) draft map, 1806

Sullington Parish Tithe Map, 1840

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Extract from the OS 1:10,000, 1978-82

1948 Aerial photograph showing the Site

1971 Aerial Photograph showing the Site

2001(December) Google Earth satellite image showing the Site

2022 (March) Google Earth satellite image showing the Site

Appendix 1 - Summary Table of Heritage Assets (refer to Fig. 1)

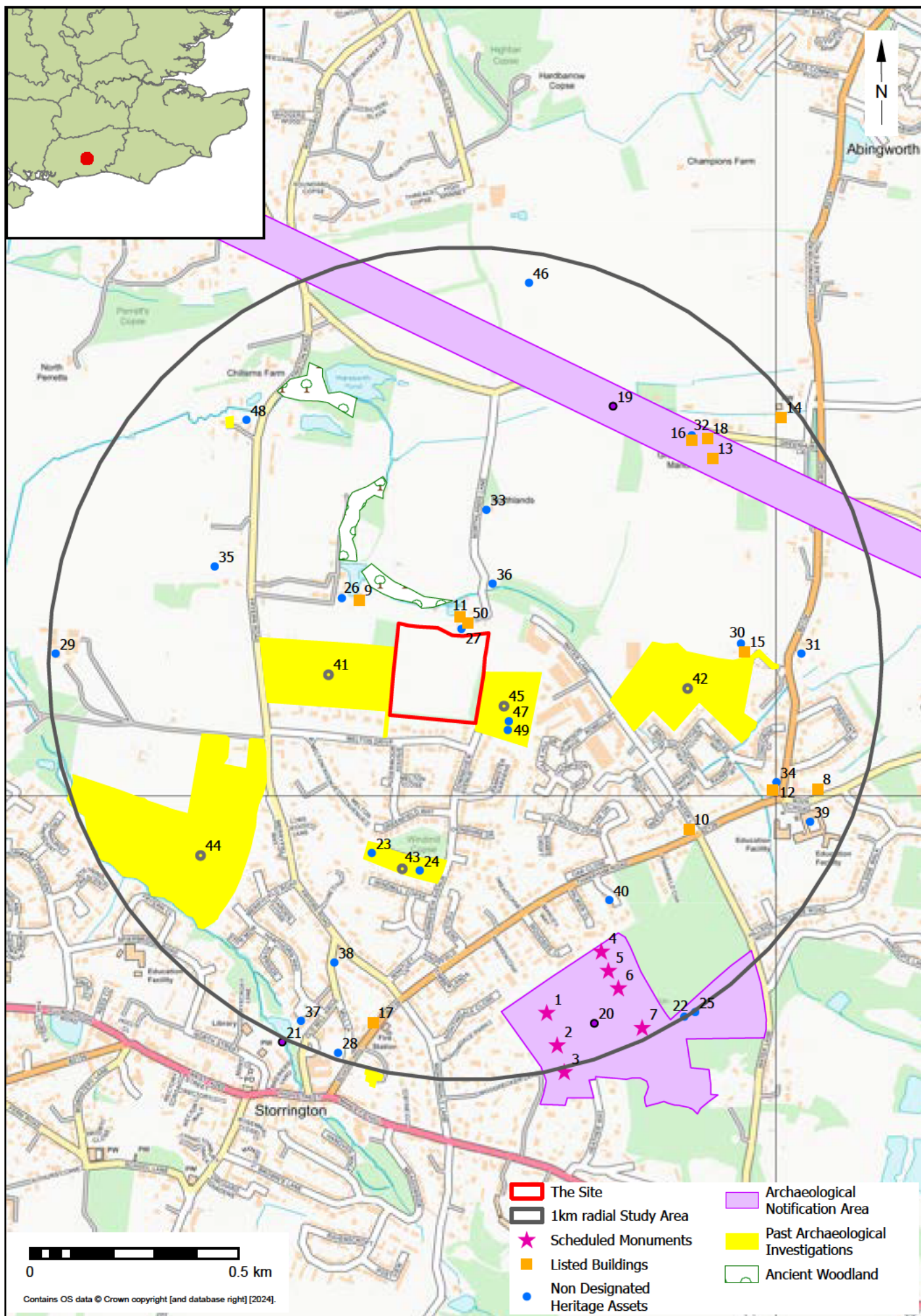
Site No.	HER No.	NGR Eastings	NGR Northings	HER Description	Period
SCHEDULED MONUMENTS					
1	DWS192	509450	114480	BOWL BARROW 120M SE OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
2	DWS191	509475	114402	BOWL BARROW 200M SE OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
3	DWS190	509504	114321	PAIR OF BOWL BARROWS 280M SE OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
4	DWS196	509581	114627	BOWL BARROW 230M NE OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
5	DWS195	509598	114581	BOWL BARROW 240M EAST OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
6	DWS194	509622	114539	BOWL BARROW 260M EAST OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age
7	DWS193	509679	114444	GROUP OF THREE BOWL BARROWS 350M SE OF TRINITY METHODIST CHURCH, FORMING PART OF A ROUND BARROW CEMETERY ON SULLINGTON WARREN	Bronze Age

Site No.	HER No.	NGR Eastings	NGR Northings	HER Description	Period
LISTED BUILDINGS					
8	DWS5976	510101	115016	PENFOLD - Grade II C16 (1566) listed building - located 718m south-east of the Site	Post-medieval
9	DWS5322	509000	115469	WEST WANTLEY FARMHOUSE - Grade II* listed building (dated to 1656) - located 112m north-west of the Site	Post-medieval
10	DWS6140	509791	114920	LEATHER BOTTLE COTTAGE - Grade II C17 (or earlier) listed building - located 514m south-east of the Site	Post-medieval
11	DWS6145	509242	115429	EAST WANTLEY - Grade II C17 (or earlier) listed building - located 42m north of the Site	Post-medieval
12	DWS6441	509992	115014	WATER LANE FARMHOUSE - Grade II C17 (or earlier) listed building - located 620m south-east of the Site	Post-medieval
13	DWS6477	509848	115810	THE OLD COTTAGE - Grade II C17 (or earlier) listed building - located 582m north-east of the Site	Post-medieval
14	DWS5290	510013	115909	THE POUND - Grade II C17 (or earlier) listed building - located 772m north-east of the Site	Post-medieval
15	DWS5292	509925	115345	SNAPES COTTAGE - Grade II C17 (or earlier) listed building - located 484m east of the Site	Post-medieval
16	DWS5286	509799	115854	THE OLD THATCH - Grade II C17 (or earlier) listed building - located 592m north-east of the Site	Post-medieval
17	DWS5945	509033	114455	NO 41 AND THE GARDEN WALL AND GATE PIERS TO SOUTH EAST - Grade II early C19 listed building - located 750m south of the Site	Post-medieval

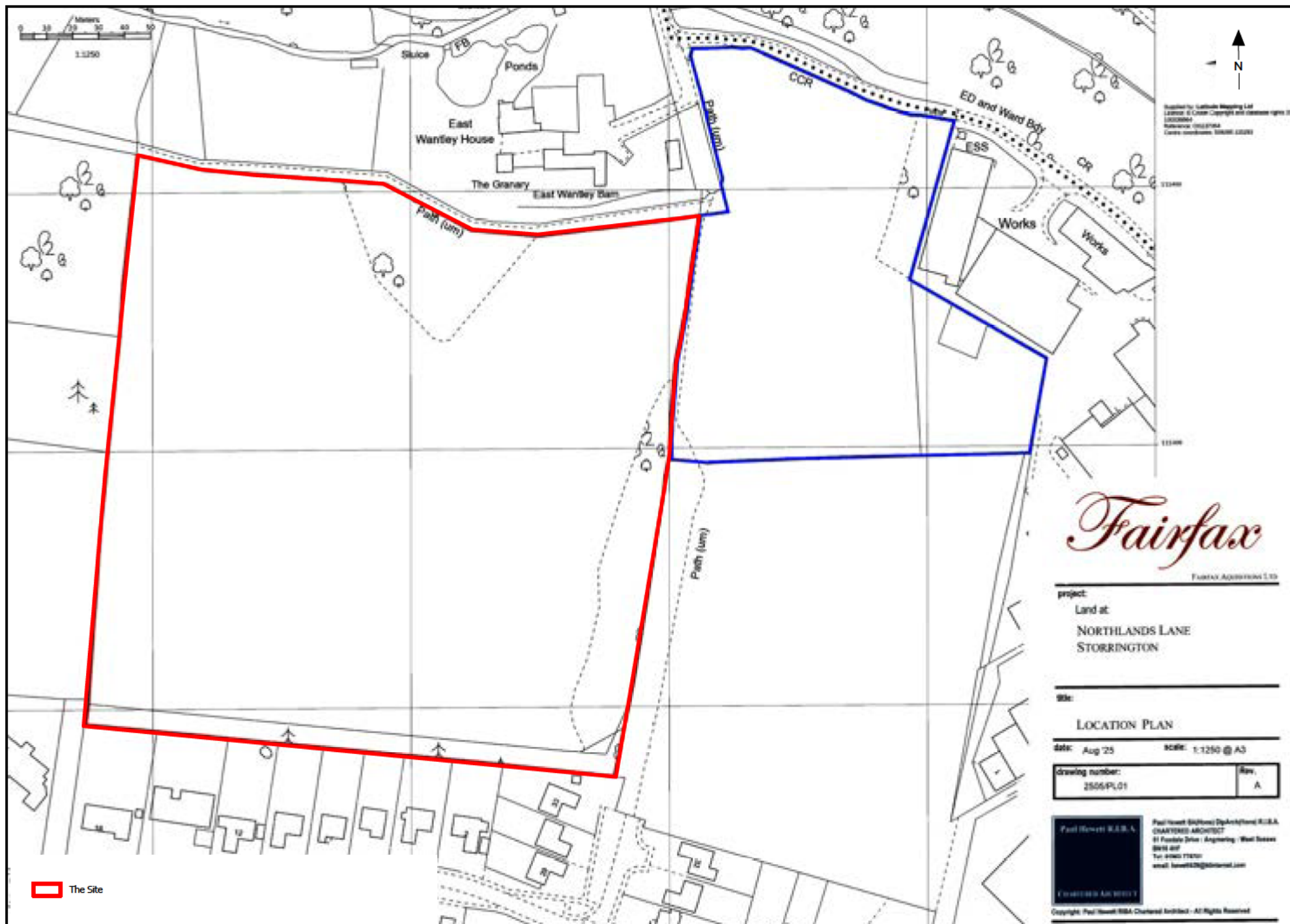
Site No.	HER No.	NGR Eastings	NGR Northings	HER Description	Period
18	DWS5287	509836	115859	GREENHURST MANOR - Grade II listed building - located 606m north-east of the Site	Post-medieval
50	1471834	509264	115411	East Wantly Barn – Grade II listed building - Converted threshing barn, later C17th - lies to the south-east of East Wantley house and approximately 22m north of the proposed development site	Post-medieval
ARCHAEOLOGICAL NOTIFICATION AREAS					
19	DWS8725	509609	115936	ANA Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	
20	DWS8702	509564	114454	ANA Bronze Age Bowl Barrow Cemetery on Sullington Warren, Storrington and Sullington	
21	DWS8569	508815	114409	ANA Storrington Historic Core	
NON-DESIGNATED HERITAGE ASSETS					
22	MWS6360	509780	114470	Flint working site- Sullington Warren	Mesolithic
46	MWS2951	509410	116230	Neolithic arrowheads - High Bar Wood	Neolithic
23	MWS7446	509030	114863	Three joining BA pottery sherds recovered from a colluvial layer	Bronze Age
24	MWS7447	509145	114821	Downsview - Bronze Age ditch and undated gully exposed during an Evaluation	Bronze Age
25	MWS2975	509806	114481	A possible bowl barrow - Sullington Warren	Bronze Age

Site No.	HER No.	NGR Eastings	NGR Northings	HER Description	Period
47	-	509356	115176	Land North of Downsview, Storrington (site immediately adjacent to the appraisal site on its east side) - Rectilinear Middle Iron Age bivallate enclosure reused in the 1 st century AD with an adjacent field system and 2 nd century cremation burials	Iron Age and Romano-British
48	MWS2730	508730	115900	Roman pottery - Old Field	Romano-British
49	-	509357	115157	Land North of Downsview, Storrington (site immediately adjacent to the appraisal site on its east side) - five sections of ditch were found during excavations, which may have formed two trackways of late medieval or post-medieval date	Late medieval to Post-medieval
26	MWS13950	508958	115475	West Wantley House Historic Farmstead (C19), Storrington and Sullington	Post-medieval
27	MWS10146	509245	115401	East Wantley Farm Historic Farmstead (C19), Storrington and Sullington	Post-medieval
28	MWS10314	508949	114383	Site of Historic Farmstead (C19), Storrington and Sullington	Post-medieval
29	MWS10720	508271	115342	Fryern House Historic Farmstead (C19), Storrington and Sullington	Post-medieval
30	MWS11155	509916	115366	Snapes Cottage Historic Farmstead (C19), Thankeham	Post-medieval
31	MWS11156	510061	115342	Snapes Farm Historic Farmstead (C19), Thakeham	Post-medieval
32	MWS12562	509798	115866	New Buildings Historic Farmstead (C19), Thakeham	Post-medieval
33	MWS12634	509305	115687	Northlands Historic Outfarm (C19), Thakeham	Post-medieval
34	MWS12973	510001	115033	Water Lane Farm Historic Farmstead (C19), Thakeham	Post-medieval
35	MWS13055	508653	115551	Site of Historic Outfarm North West of Oldfield Cottage (C19), Storrington and Sullington	Post-medieval

Site No.	HER No.	NGR Eastings	NGR Northings	HER Description	Period
36	MWS2744	509320	115510	Watermill - East Wantley	Post-medieval
37	MWS2879	508860	114460	Watermill - Storrington	Post-medieval
38	MWS2885	508940	114600	Windmill - Storrington	Post-medieval
39	MWS12275	510082	114938	Site of Thakeham Union Workhouse - built between 1789-1791, enlarged 1836 & 1853, demolished 1937	Post-medieval
PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS					
40	MWS4240	509600	114750	Archaeological Intervention - Sem-Nor (evaluation found undatable features - probably modern or natural)	Unknown
41	EWS1369	508926	115291	Archaeological Desk Based Assessment: Land at Melton Drive, Storrington.	
42	EWS1361	509788	115258	Archaeological Desk Based Assessment: Land at Water Lane, Thakeham	
43	EWS739	509103	114825	Downsview - Evaluation	
44	EWS1678	508619	114857	Land at Fryern Road, Storrington - Desk Based Assessment	
45	EWS2054	509357	115217	Land North of Downsview Avenue, Storrington - Archaeological Investigations - 2021	



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 1
Project Ref: 250076	October 2025	Site Location, Study Area and Heritage Assets	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 2
Project Ref: 250076	October 2025	Plan showing existing Site layout	
Report Ref: 2025044	Drawn by: KLGR		



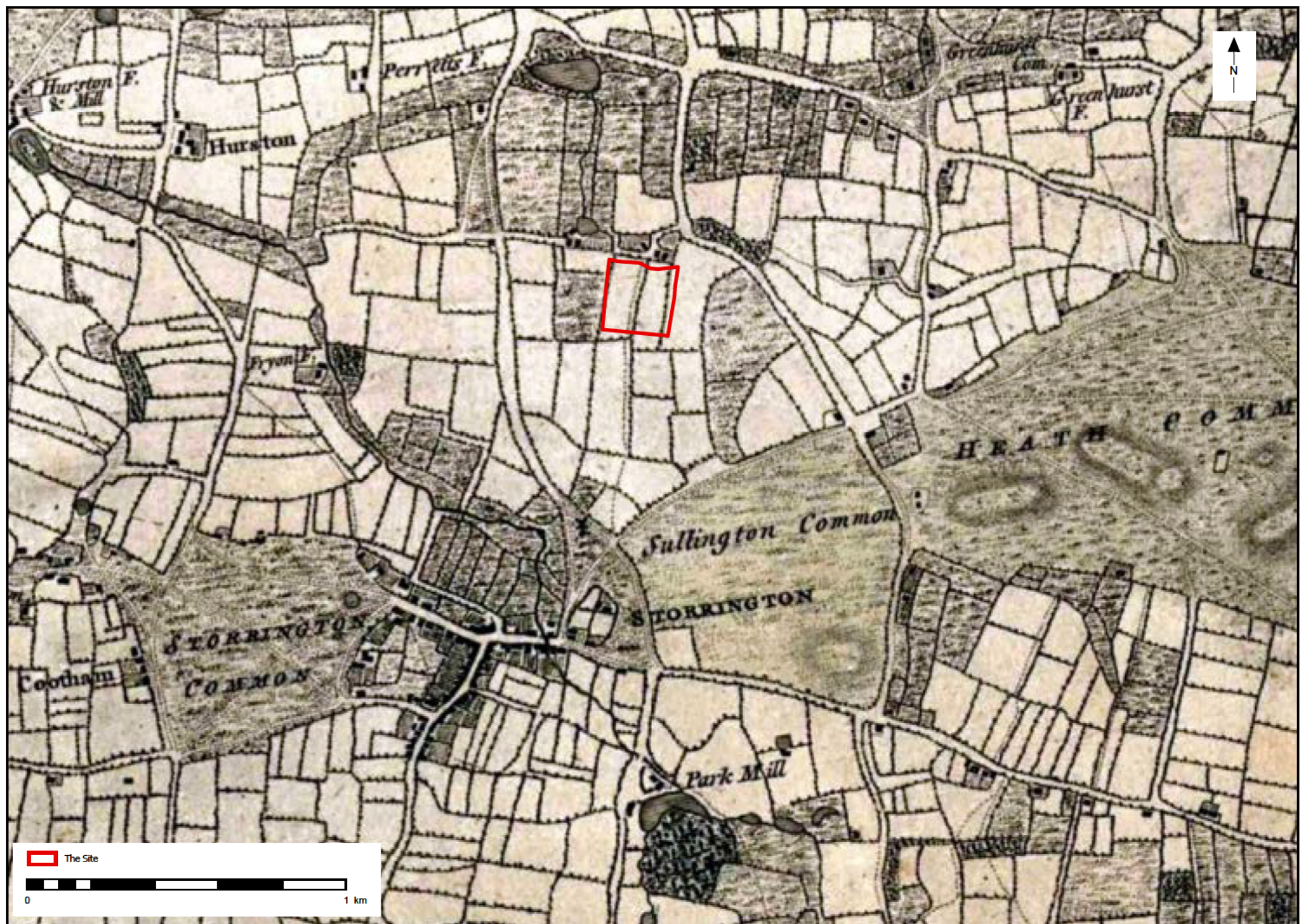
© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 3
Project Ref: 250076	October 2025	Map of East Wantley Farm, 1707	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 4
Project Ref: 250076	October 2025	Sussex one-inch to one mile Sussex map by Richard Budgen, 1724	
Report Ref: 2025044	Drawn by: KLGR		



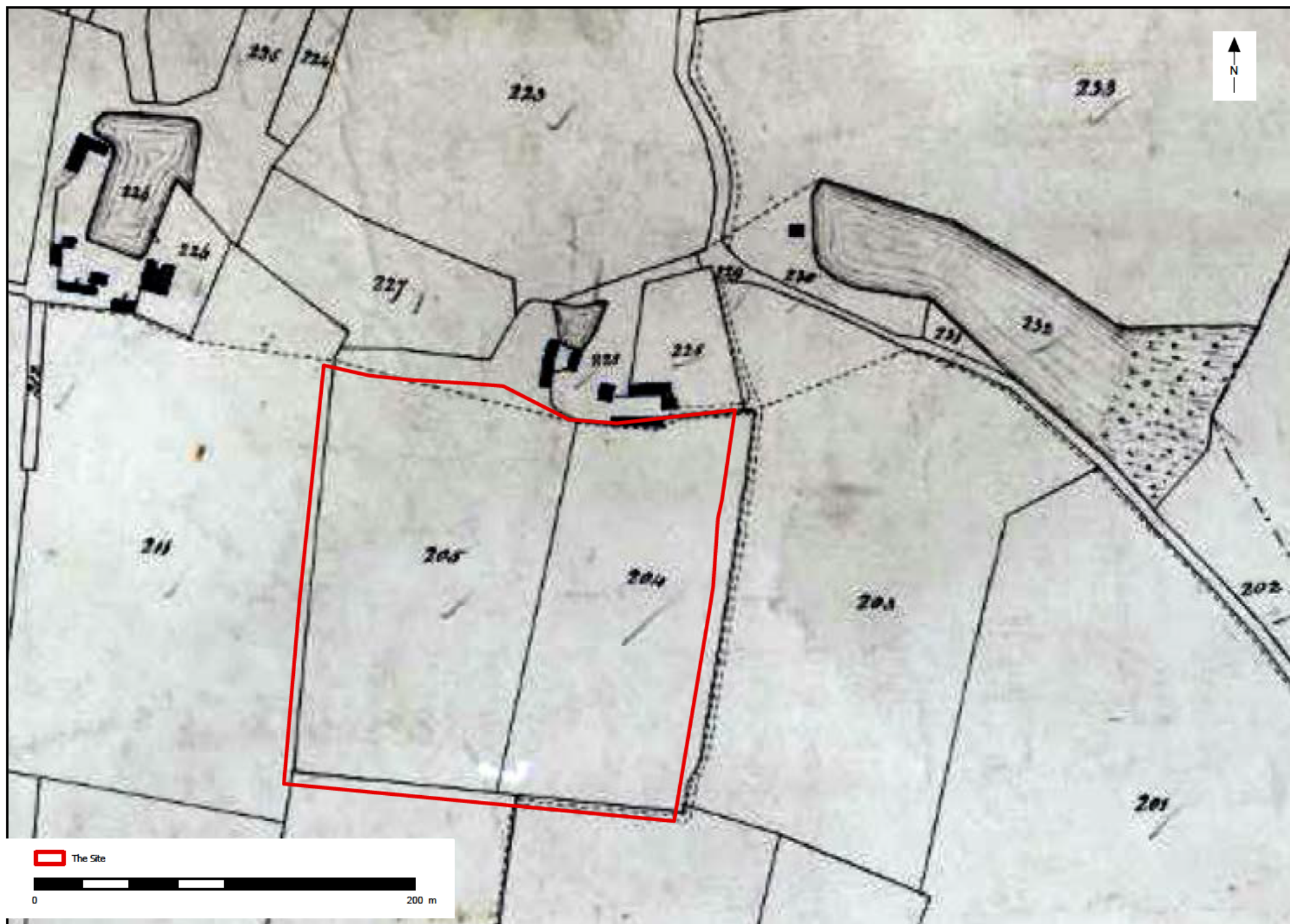
© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 5
Project Ref: 250076	October 2025	Sussex map by Philip Overton and Thomas Bowles, 1740	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 6
Project Ref: 250076	October 2025	Yeakell and Gardner Map of Sussex, 1778-83	
Report Ref: 2025044	Drawn by: KLGR		

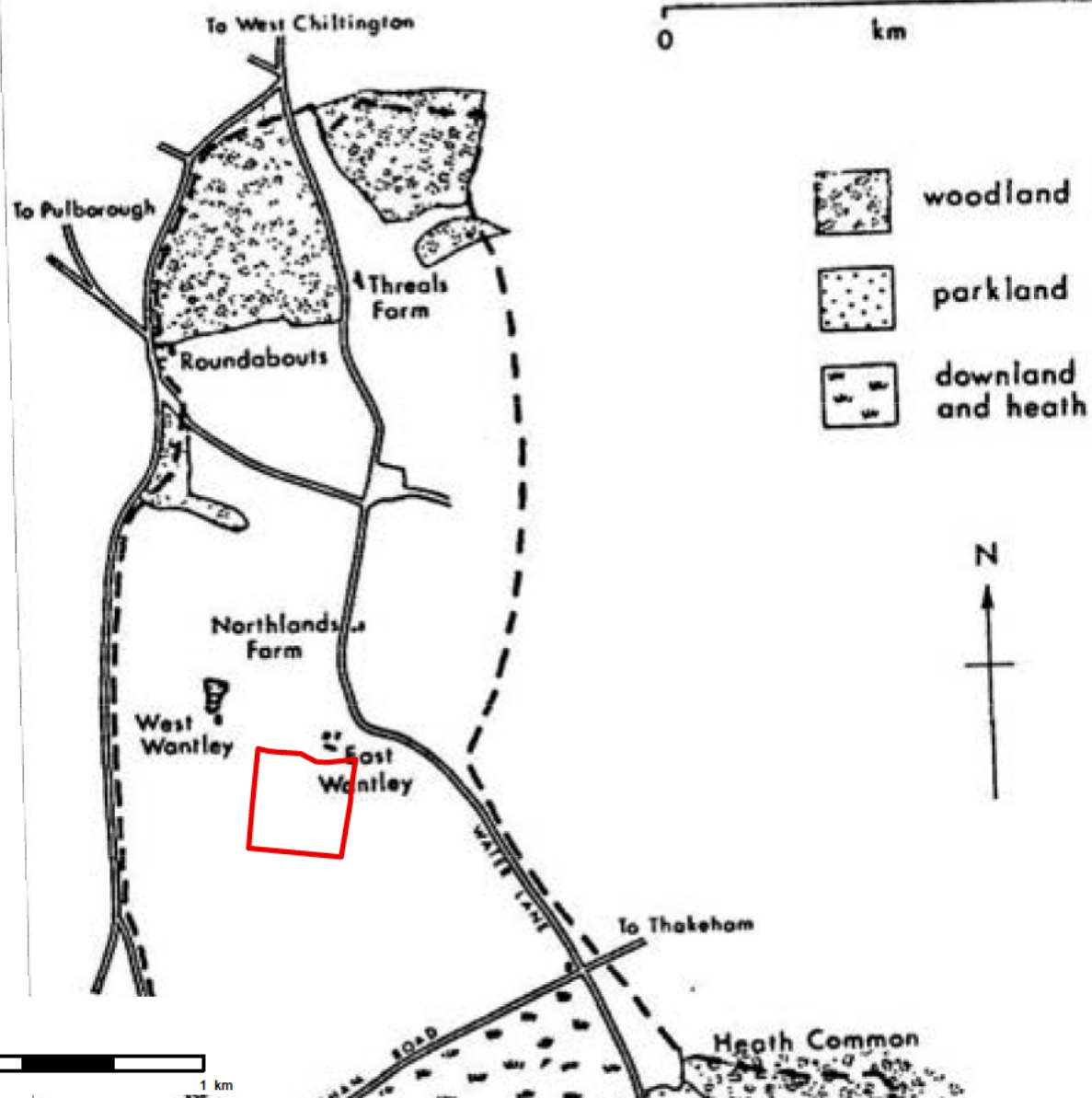
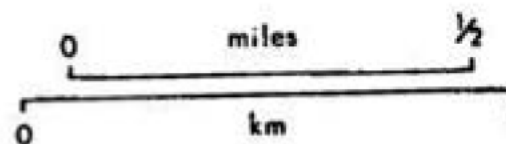


© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 7
Project Ref: 250076	October 2025	Extract from Ordnance Survey (OS) draft map, 1806	
Report Ref: 2025044	Drawn by: KLGR		

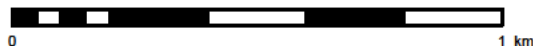


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Project Ref: 250076	October 2025	Sullington Parish Tithe Map, 1840	
Report Ref: 2025044	Drawn by: KLGR		

SULLINGTON c.1875

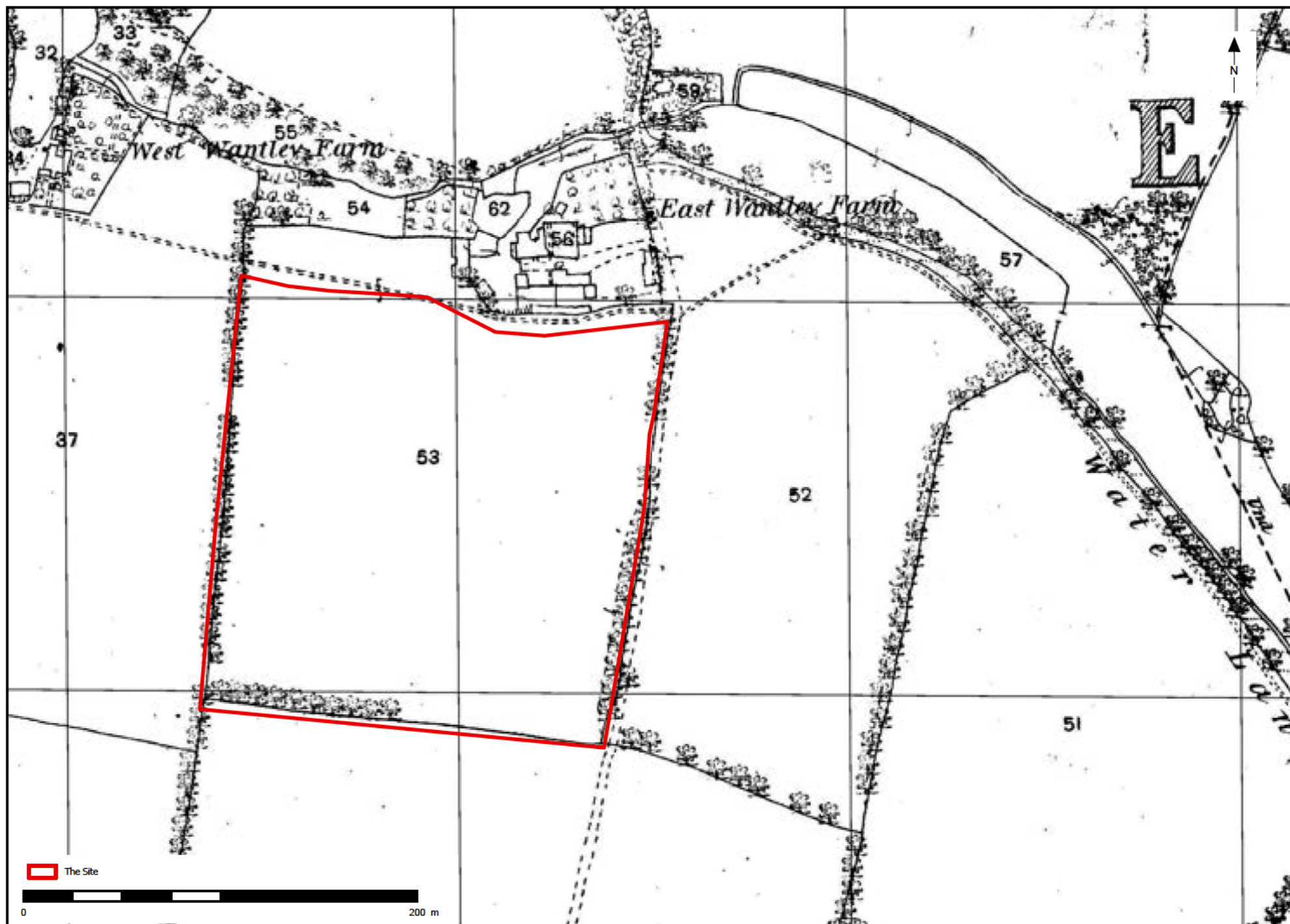


 The Site

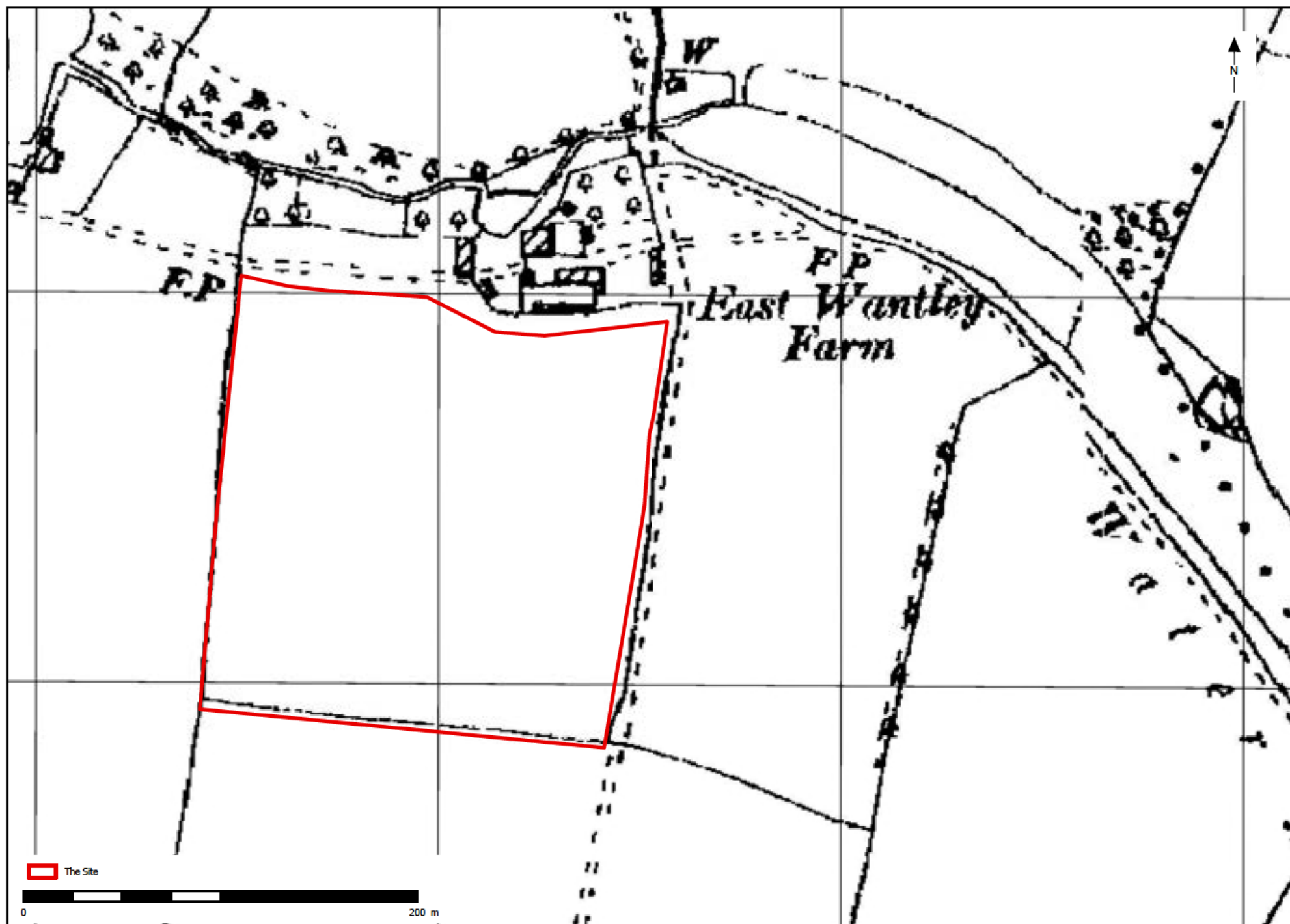


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Project Ref: 250076	October 2025	Sullington Parish Map, 1875	
Report Ref: 2025044	Drawn by: KLGR		

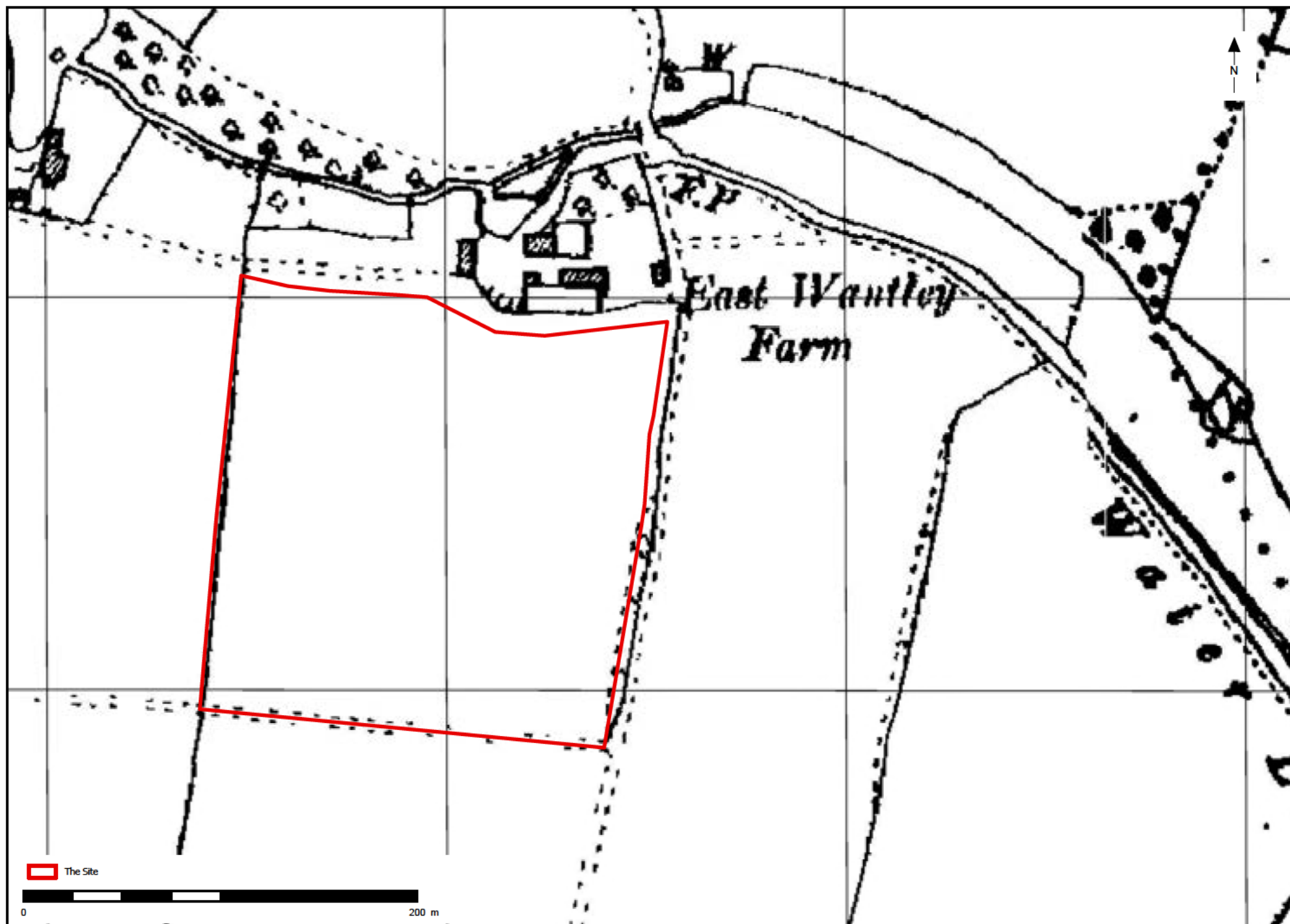
Fig. 9



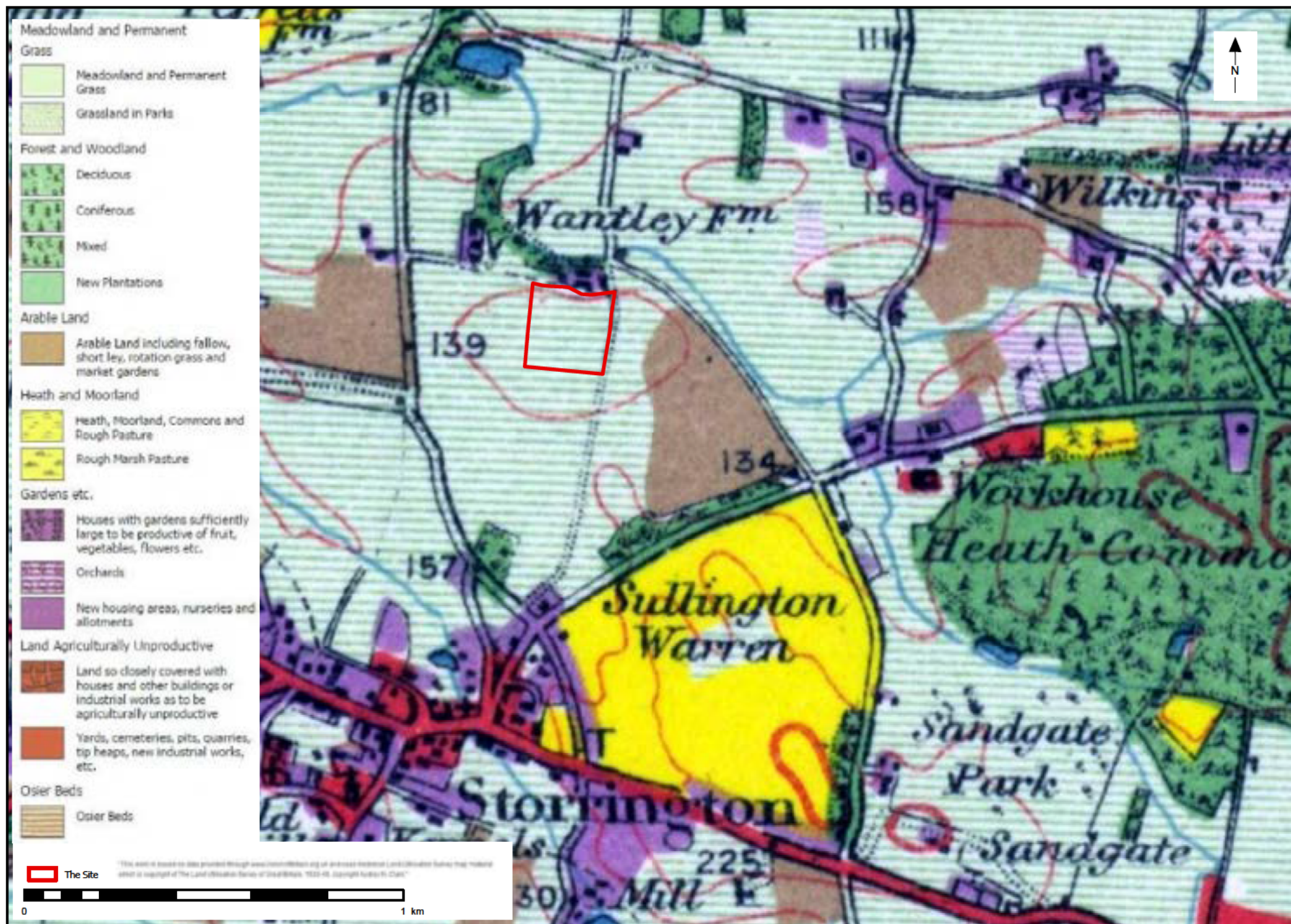
© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 10
Project Ref: 250076	October 2025	Extract from the OS 1:2,500, 1875-76	
Report Ref: 2025044	Drawn by: KLGR		

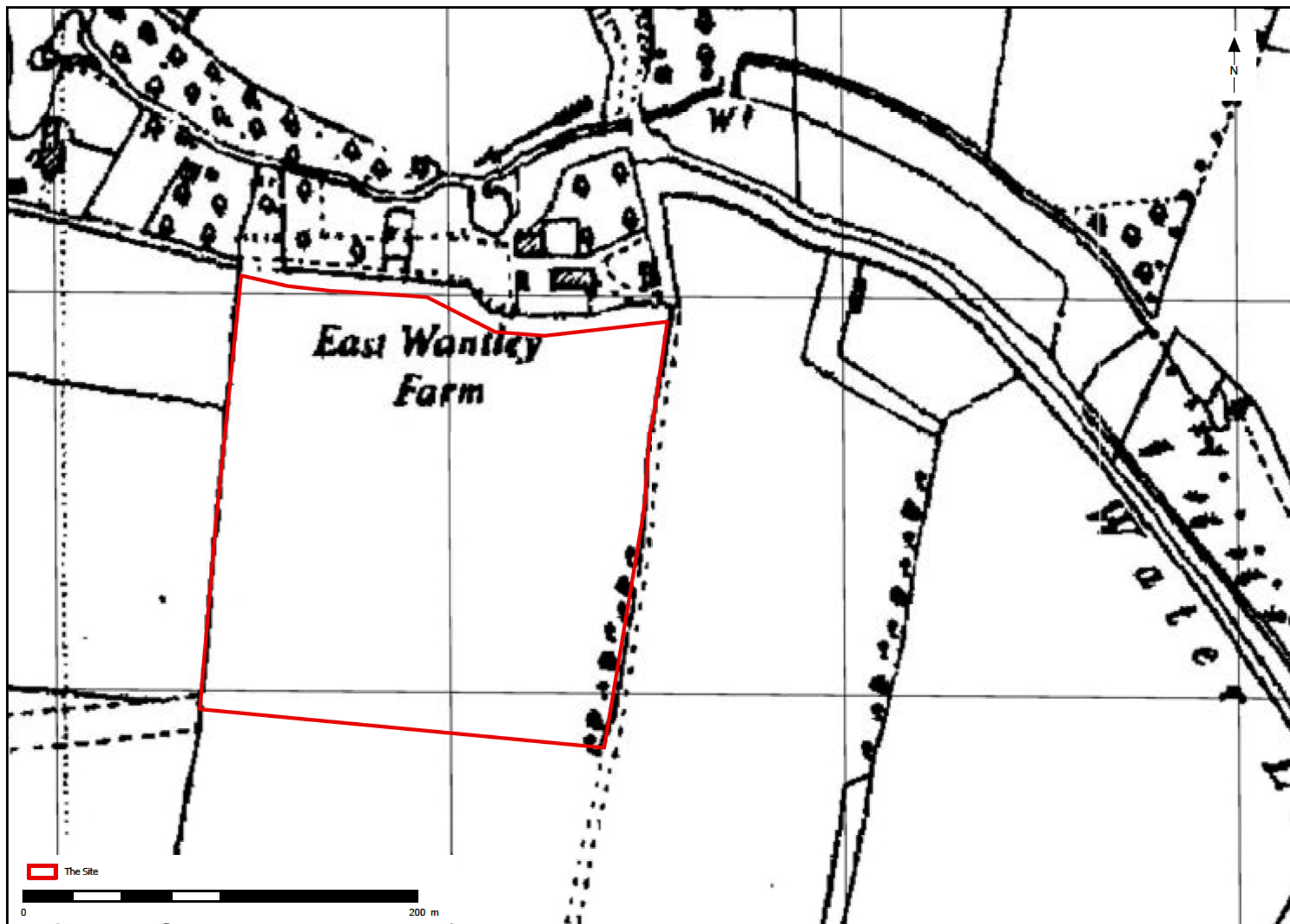


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Project Ref: 250076	October 2025	Extract from the OS 1:2,500, 1898	
Report Ref: 2025044	Drawn by: KLGR		



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Project Ref: 250076	October 2025	Extract from the OS 1:2,500, 1912-14	
Report Ref: 2025044	Drawn by: KLGR		





© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 14
Project Ref: 250076	October 2025	Extract from the OS 1:10,560, 1938-52	
Report Ref: 2025044	Drawn by: KLGR		

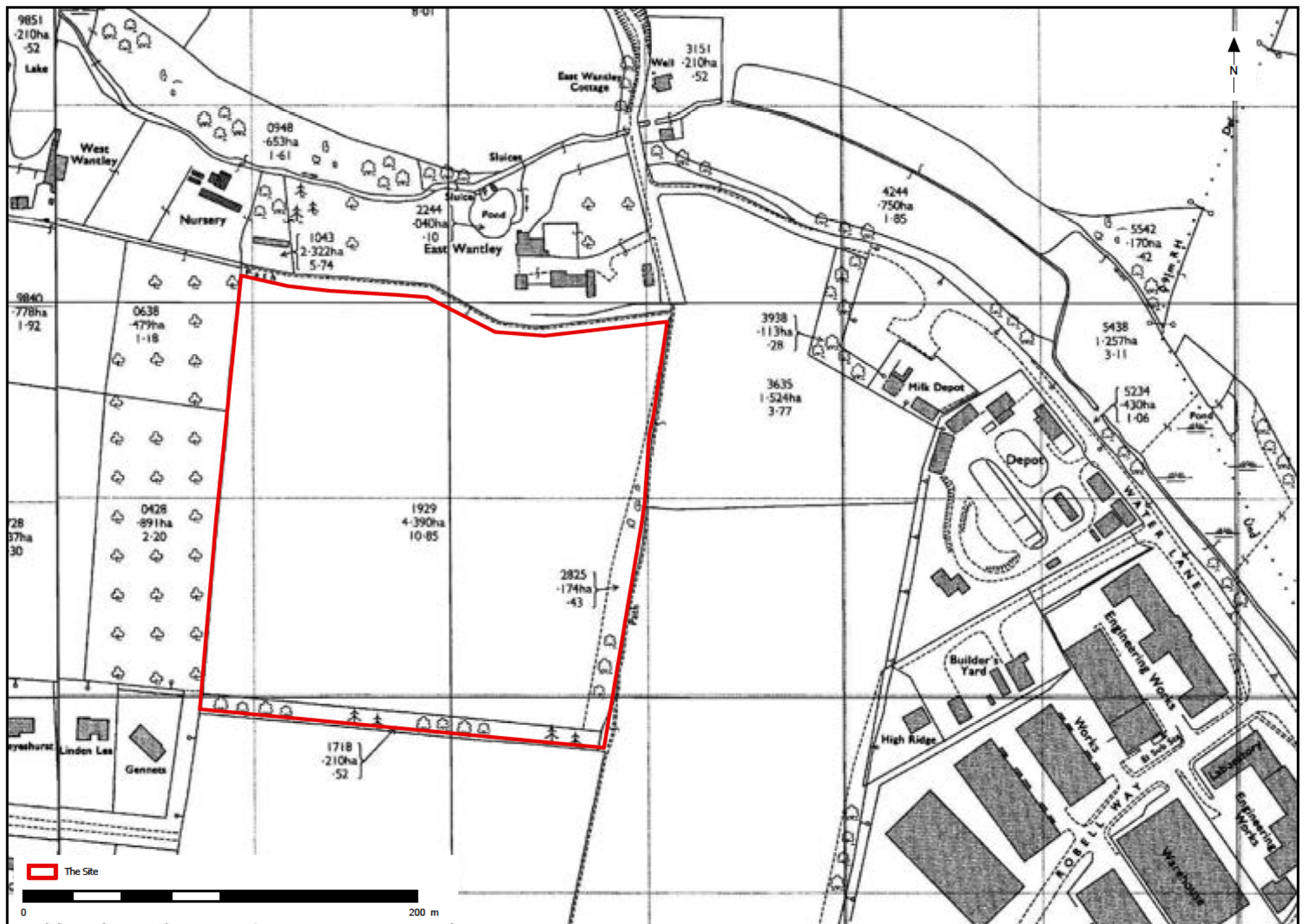
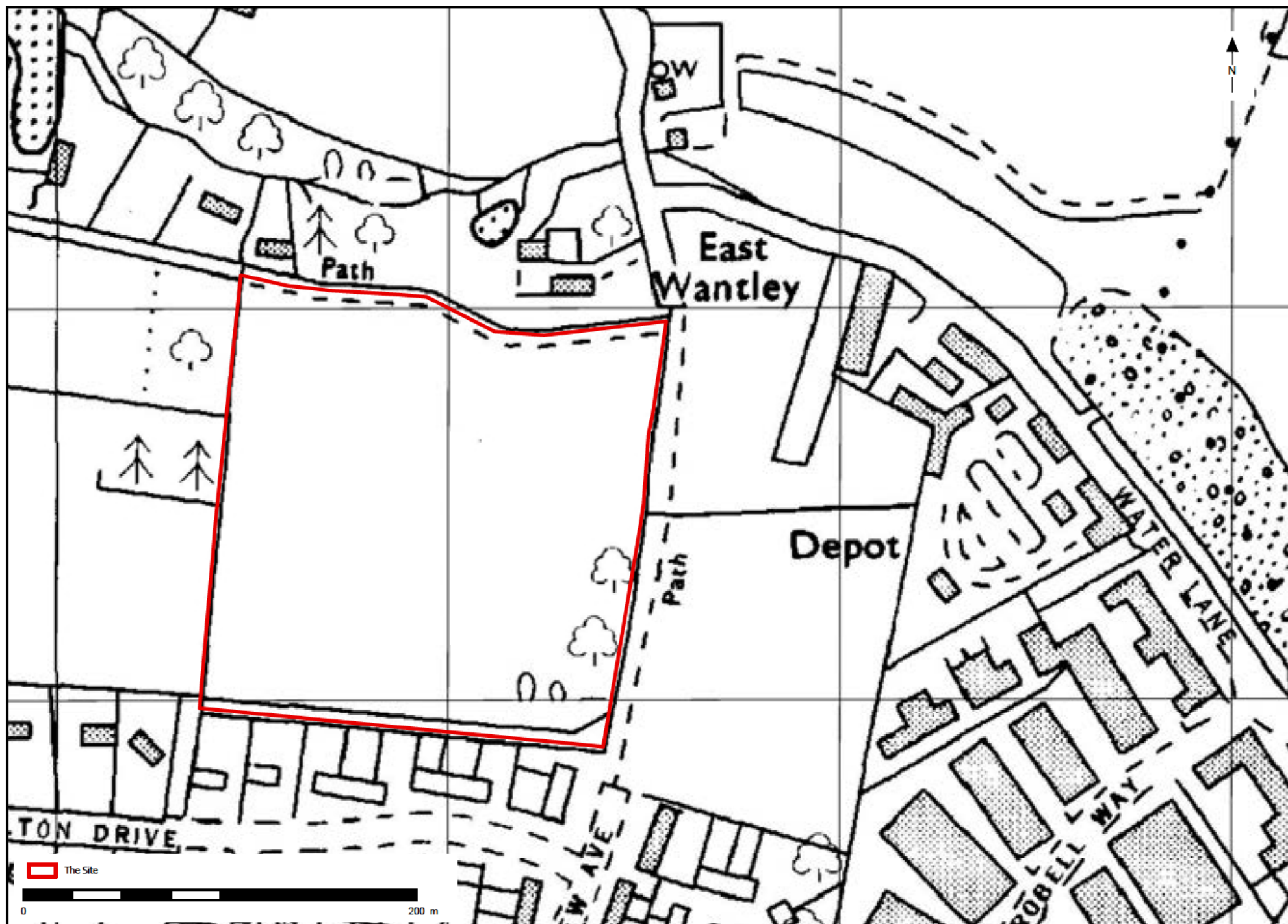


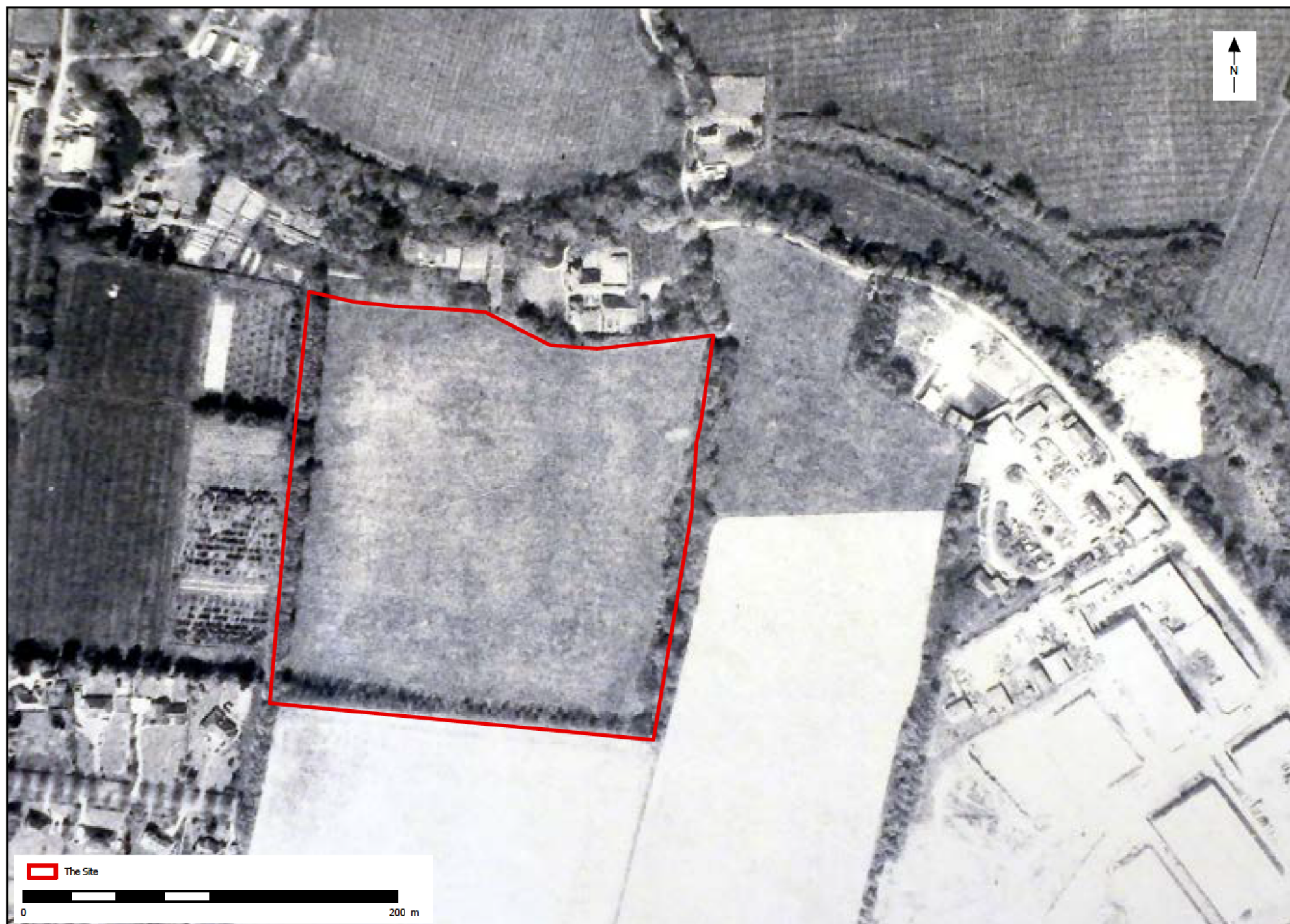
Fig. 15



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 16
Project Ref: 250076	October 2025	Extract from the OS 1:10,560, 1978-82	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 17
Project Ref: 250076	October 2025	1948 Aerial photograph showing the Site	
Report Ref: 2025044	Drawn by: KLGR		



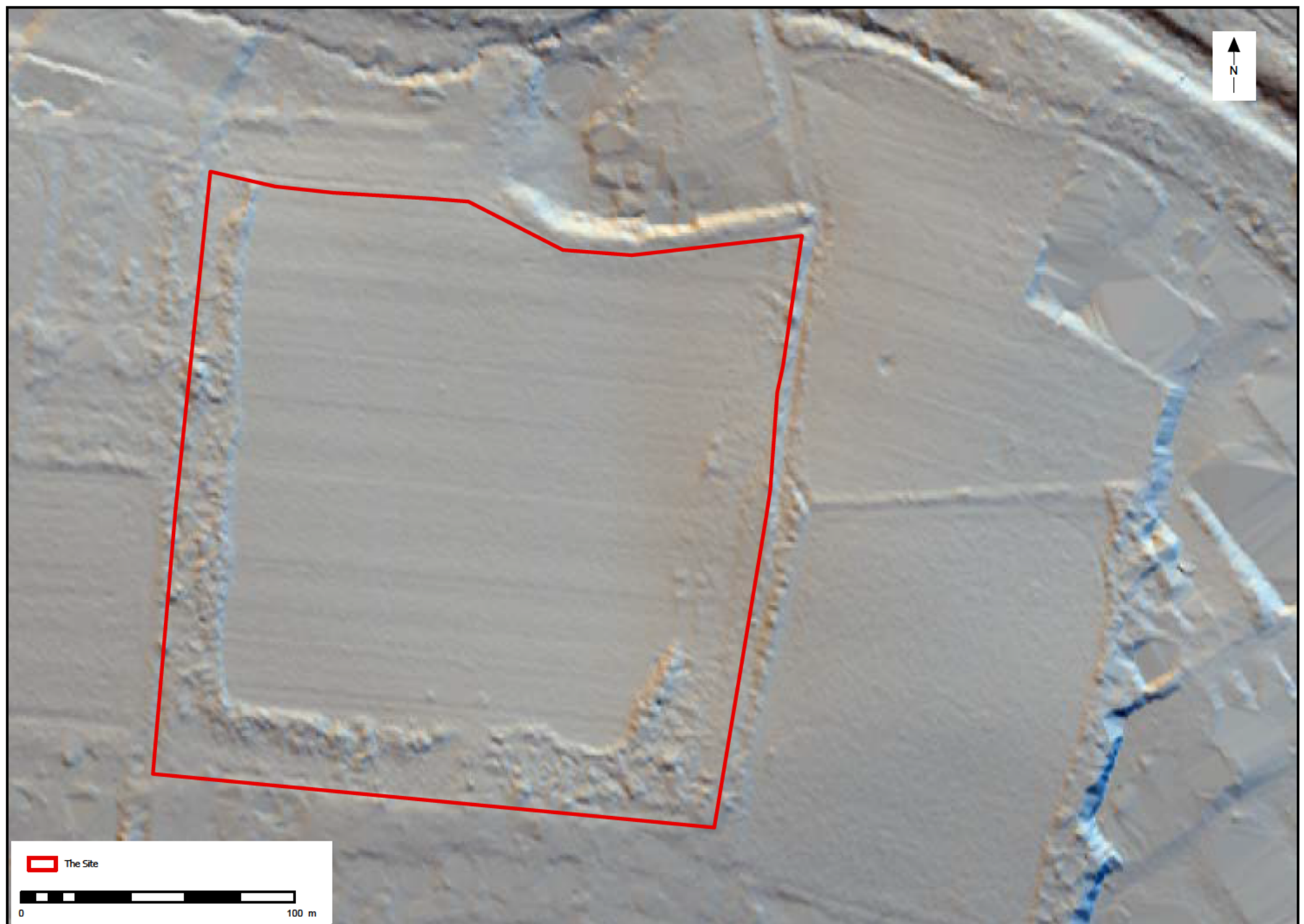
© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 18
Project Ref: 250076	October 2025	1971 Aerial Photograph showing the Site	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 19
Project Ref: 250076	October 2025	2001 Google Earth satellite image showing the Site	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 20
Project Ref: 250076	October 2025	2022 Google Earth satellite image showing the Site	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 21
Project Ref: 250076	October 2025	LiDAR image (composite 1m DTM from multiple directions) across the Site	
Report Ref: 2025044	Drawn by: KLGR		



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project
Land at

NORTHLANDS LANE
STORRINGTON

title
ILLUSTRATIVE
SKETCH PLOTTING LAYOUT

date: Sep 23 scale: 1:1000 @ A1

drawing number: 2505/04 Rev: E

Paul Hovell R.E.S.A.
Paul Hovell (Director) (Hydrology) R.E.S.A.
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© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 22
Project Ref: 250076	October 2025	Sketch Plotting Layout	
Report Ref: 2025044	Drawn by: KLGR		



© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	
Project Ref: 250076	October 2025	The proposed scheme, adjacent archaeological investigations and possible projection of Medieval/Post-medieval track across the development area	
Report Ref: 2025044	Drawn by: KLGR		

Fig. 23



(b) (5) DPP

- | | |
|---|---------------------------------------|
|  | Site Boundary
(DIN 4.6.10) |
|  | Development Area
(DIN 1.4.10) |
|  | Demolish Listed
Building |
|  | Existing Foot
Access |
|  | Short Means In/ Out
of Site |
|  | Proposed Accesses
& Routes through |
|  | Suggested principle street pattern |
|  | Access to Courtyard parking |
|  | Demolish PROW's |
|  | Demolish suggested
footpath links |
|  | Proposed SWALE Location |
|  | Landscape Buffering |
|  | Green tree features |

Fairfax
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provided.

Expenditure ratio

NORTHLANDS LANE
STORRINGTON

10

ILLUSTRATIVE CONSTRAINTS & OPPORTUNITIES PLAN

date Aug '20 email 1:10PM @ A

Drawing number:
2700PL-02

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Find the value of $\sin^{-1}(\sin \frac{5\pi}{6})$.

Paul Hovest-Balch, Inc. (PHB) is a leading provider of construction management services for the construction industry. PHB is currently seeking a highly motivated and experienced individual to join its team as a Project Manager. The ideal candidate will have a minimum of 5 years of experience in the construction industry, with a focus on commercial construction. The candidate will be responsible for managing the day-to-day operations of a construction project, ensuring that the project is completed on time and within budget. The candidate will also be responsible for coordinating with the client, architect, and other stakeholders. The candidate will be based in the New York City area. PHB is an equal opportunity employer. All qualified applicants will be considered for employment without regard to race, gender, age, or ethnicity. For more information, please contact Paul Hovest-Balch, Inc. at (212) 696-1234 or visit our website at www.phb.com.

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