

**Land North of the
Rosary, Partridge
Green, West Sussex
Archaeological Desk-
Based Assessment**

Client: THE MANSER PRACTICE

AB Heritage Project No:10463

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Client The Manser Practice
Project Number 10463
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by The Manser Practice to produce an Archaeological Desk-Based Assessment covering the proposed development at The Rosary, Partridge Green, West Sussex (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development covers an area of c. 5 hectares and is centred at approximately TQ 18704 19456 to the north west of Partridge Green.
- 1.2.2 The proposed development lies west of Church Road (the B2135) behind a line of mature trees, and east of the public bridleway that follows the old railway line, known as Downs Link. The land is currently used for grazing (either horses or cattle). A broken line of trees exists in the centre of site, representing what was an earlier land division in this location.

1.3 Geology & Topography

- 1.3.1 The geology of the proposed development site consists of Weald Clay Formation - Mudstone. Formed in a local environment previously dominated by swamps, estuaries and deltas. There are no superficial geologies recorded in this area (BGS 2014).
- 1.3.2 The surface of the land within the proposed development site is undulating with a pronounced incline from the east sloping down to the west.

1.4 Proposed Development

- 1.4.1 The proposed development consists of plans to construct a new residential estate consisting of a mix of c.129 private and affordable housing units, with associated access, parking and additional landscaping.
- 1.4.2 No construction methodologies have been made
- 1.4.3 available at the time of writing however this Desk Based Assessment assumes works will likely involve, ground clearance, levelling, penetration of the ground surface including but not limited to excavation of services, and strip foundations.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The West Sussex Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information and data from all other sources listed below, have been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 18th December 2014
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the West Sussex HER
- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and John Mills (Senior Archaeologist, West Sussex County Council), on the 3rd of December 2014, it was agreed, given the location and form of development, that the Archaeological Desk-Based Assessment would examine heritage records within 1km of the proposed development site boundary.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of The Manser Practice, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Horsham District Local Development Framework to 2018

General Development Control Policies 2007

- 3.4.1 The Council is required to prepare a number of Local Development Documents. These documents set out different aspects of the Council's policies for meeting the community's economic, environmental and social needs where this has an impact on the use of land within the District. The Local Development Framework (LDF) is a 'folder' of these documents. The Core Strategy is the overarching document in the LDF

This General Development Control Policies document sets out the development control policies against which planning applications for the use of land and buildings will be assessed within Horsham District.

Policy DC2: Landscape Character

- 3.4.2 Development will be permitted where it protects and/or conserves and/or enhances the key characteristics of the landscape character area in which it is located, including:
- The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;

Policy DC10: Archaeological Sites and Ancient Monuments

- 3.4.3 Planning permission will not be granted for proposals that would cause unacceptable harm to important archaeological sites or their settings. Where there is evidence that archaeological remains may exist on a site, the Council will require applicants to submit an archaeological assessment prior to the determination of a planning application.
- 3.4.4 If, in exceptional circumstances, permission is granted on such sites, preservation in situ of important archaeological remains will be sought.
- 3.4.5 If preservation of archaeological remains by record is agreed to be appropriate, the applicant will be required to arrange and fund the excavation, investigation, recording, reporting and publication of findings to an acceptable professional standard. Where practicable, measures should be taken to raise awareness of any archaeological work during the construction phase.

Policy DC13: Listed Buildings

3.4.6 Development affecting a Listed Building or its setting will not be permitted unless the proposal:

- Has no adverse effect on the special architectural or historic character and appearance of the building or its setting;
- Uses building materials, finishes and building techniques, including those for features such as walls, railings, gates and hard surfacing, that respect the Listed Building and its setting;
- Incorporates landscaping, where appropriate, having regard to the character and appearance of the Listed Building;
- Is of appropriate scale and design;

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no known statutory designated features within the proposed development site. This includes no registered Scheduled Monuments, Listed Buildings, Conservation Areas, or World Heritage Sites (or sites included on the Tentative List of Future Nominations for World Heritage Sites).

Within the Study Area

- 4.1.2 Within the surrounding study area there are:

- 19 Grade II Listed Buildings [**AB 2 - 3 & 10 - 26**], which are shown on Figure 3. The closest to the site are:
 - Joles Farm [**AB 3**], which was built in the 16th Century lies c. 225m to the north east of the proposed development site;
 - Eastcot [**AB 23**], which was built in the 17th Century and lies c. 250m to the north of the proposed development site; and
 - Little Hatch [**AB 24**], a structure with an early 19th century exterior but possibly earlier owing to a date stone of 1631. The property lies c. 250m to the south east of the proposed development site
- 0 Scheduled Monuments, Conservation Areas, or World Heritage Sites (or sites included on the Tentative List of Future Nominations for World Heritage Sites).

4.2 Non Statutory & Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 The proposed development site falls within an area described in the Sussex Historic Landscape Character Assessment survey as 'cohesive assarts' (clearance and enclosure of woodland or waste land, to a plan, in order to create agricultural fields) of a medieval date, 1066 - 1499 [**AB 4**].
- 4.2.2 There are seven non statutory recorded features within the proposed development site including four heritage features which mark original field boundaries designated by John Mills Senior Archaeologist Strategic Planning - Environment & Heritage West Sussex County Council. Three of these field boundary features surround the site and one is contained within the site, [**AB 33 - 36**].
- 4.2.3 Mr Mills states '*Although the western ends of the fields were cut through when the former railway was created (now the Downs Link Public Bridleway), the remaining original field boundaries and shapes of the fields have been assessed as medieval in origin.*'

4.2.4 *'The original field boundary crossing the centre of the application area, now marked by a line of trees (proposed to be removed) may have been preceded by earlier boundaries on very similar alignments, traces of which may survive below ground as archaeological features of medieval date, e.g. ditches or hedge/fence lines. In archaeological and historical terms, this original field boundary, and the northern, eastern and southern boundaries of the site represent a non-designated heritage asset' (Mills 2014).*

4.2.5 There is also a Water Pump [AB 37] a Well [AB 38] and a section of brick wall [AB 39] shown in the south west corner of the proposed development site (see section 4.5 and 4.6).

Within the 250m Study Area

4.2.6 Within the 250m study area surrounding the proposed development site, there are 13 non statutory heritage features recorded by the West Sussex Historic Environment Record [AB 1, 4 – 9 & 27- 32], which also includes a Medieval Park [AB 1].

4.3 Previous Archaeological Works in the Study Area

4.3.1 There are no previous archaeological investigations listed on the Historic Environment Record within the 1km study area. Though the area has been subject to an extensive Historic Landscape Characterisation exercise in 2006, although the study was unpublished (Forum Heritage Services 2006).

4.4 Archaeology & History Background

The Prehistoric (c .500,000 BC – AD 43) and Roman Period (AD 43 – AD 410)

4.4.1 There are no known cultural heritage features dating to the prehistoric and Roman periods within the bounds of the proposed development site, or surrounding study area.

4.4.2 In relation to geology the northern boundary of the site is adjacent to a tributary stream of the River Adur. Mr Mills (Senior Archaeologist Strategic Planning - Environment & Heritage West Sussex County Council) highlights in his correspondence (12th November 2014) that alluvial deposits, which may contain ancient artefacts, microfossils and organic remains dating to the prehistoric, have been mapped by the British Geological Survey to the west and east of parts of this stream. However, the British Geological viewer tool did not show any superficial geological information for the proposed development site though, as Mr Mills explains should similar alluvial deposit exist along the stream in the site limits 'the land by the stream may also be an archaeological receptor and non-designated heritage asset'.

The Medieval Period (AD 410 – AD 1536)

4.4.3 The proposed development is comprised of two fields described in the Sussex Historic Landscape Character Assessment survey as 'cohesive assarts' (clearance and enclosure of woodland or waste land, to a plan, in order to create agricultural fields) [AB 4]. These fields are of medieval date 1066 - 1499 and relate to the site's agricultural past.

4.4.4 There are a number of field boundaries[AB 33 – 35] around the site that define this medieval field pattern, and the remnants of a previous boundary [AB 36] through the centre of the field, although the date of these features planting is unknown

- 4.4.5 Within the surrounding study area there are 3 features of Medieval date [**AB 1 - 3**].
- 4.4.6 The area directly north north-east of the proposed development was the medieval settlement of Jolesfield, which was recorded as a road destination in 1535 (VCH 1986) and a likely focal point during the Medieval Period.
- 4.4.7 The site of Joles Farm [**AB 3**] lies c. 225m to the north east of the proposed development site and has been identified as a Historic Farmstead dating to the Medieval period. Joles Farm is also the site of a Grade II Listed Building. The 16th century timber-framed house has been restored and enlarged in its courtyard farmstead setting.
- 4.4.8 Dispersed rural farmstead settlement extends to the north during this period with the addition of another Historic Farmstead. The site of Blanche's Farm [**AB 2**] lies c. 600m to the north east of the proposed development and, much like Joles Farm above, Blanche's Farm is also centred around the site of what is now a Grade II Listed 16th century Farm House.

The site of a Medieval park mentioned in 1487 (WSHER 202314-154) is located c. 500m to the north east of the proposed development site. The West Sussex Historic Environment Record only records a spot location for the park, but it is possible that parkland extends across the proposed development site and the surrounding area during this period.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.9 There are no cultural heritage features dating to the Post Medieval period within the bounds of the proposed development site. However, there are 27 features of this date within the surrounding study area [**AB 5 – 31**].
- 4.4.10 The Post Medieval period within the study area is characterised by industrial and residential *development within and beyond the bounds of Partridge Green* as we know it today, particularly from the 17th century onwards.
- 4.4.11 By the 17th century the area north east and south of the proposed development begins to develop in a residential capacity. At least ten residential houses [**AB 10, 12, 14 - 15, 17, 20 - 23 & 26**] were built, all of which carry Grade II Listed status. With the exception of Lloyts Farmhouse [**AB 21**], which is situated in an isolated position, the remaining nine buildings were situated along roads that link the area to the surrounding environs. Four of the buildings were sited on Church Road (adjacent to the eastern boundary of the proposed development site), which would have been a main thoroughfare through the area, heading past Jolesfield Common on the way to Nuthurst, some 7.5km to the north.
- 4.4.12 The 18th century brought more development to the area. Although the focus was directed to the north and north west of the proposed development site. Five houses, again all Grade II Listed [**AB 13, 16, 18 - 19 & 25**] and a brickyard on Jolefield Common [**AB 29**], c. 1km to the north of the proposed development site.
- 4.4.13 By the 19th century the area of Partridge Green (as known today), became a focus for settlement.. By the 19th century two Post Medieval Farmsteads were recorded in the vicinity of Partridge Green during this time. Copyhold Farm [**AB 7**] is located to the extreme west of Partridge Green, c. 400m to the south of the proposed development. On the opposite site

Dunstan's Farm [AB 9] is located on the eastern side of Partridge Green, c.1km to the east of the proposed development.

- 4.4.14 The settlement of Partridge Green expanded much faster after the arrival of the railway [AB 31] in 1861 and the inclosure of the green in 1872 (VCH 1986). The railway line known as the Downs Link heads north from the station [AB 31] and eventually passes the proposed development site of which it forms the western boundary.
- 4.4.15 By c. 1898 there were five industrial buildings recorded in the vicinity of Partridge Green itself c. 500m to the south east of the proposed development. The buildings included a Steam Mill [AB 5] c. 250m south east of the proposed development, and four brickworks. Three of the brickworks [AB 6, 27 & 28] were positioned around the outskirts of Partridge Green c. 600m to the south east of the proposed development site. The fourth brickworks [AB 30] was located c. 50m west of the proposed development.

Modern Period (AD 1901 – present)

- 4.4.16 There are no known cultural heritage features dating to the Modern period within the bounds of the proposed development site, and there is just one feature of this date within the study area [AB 32].
- 4.4.17 There was more building in the mid 20th century. Many houses and bungalows were built around Partridge Green. To make way for the development the former brickworks south of High Street were built over after they closed down in the years between 1900 and 1930 [AB 27 & 30].
- 4.4.18 A war memorial [AB 32] was erected during this period, c. 100m to the east of the proposed development site in the grounds of St Michael and All Angels Church [AB 8],

4.5 Historic Map Sources

- 4.5.1 The earliest available map viewed showing the proposed development site was the 1841 Tithe Map of West Grinstead. The site is shown as two fields 'Pond Field' to the north and 'Hilly Field' to the south, separated by an extant field boundary [AB 36]. The northern half of the site forms part of a larger field during this time and it's likely that the addition of the railways later split the field into its current form. During this period the fields belong to Freezers Farm to the north of the proposed development site and are used as arable land.
- 4.5.2 The Ordnance Survey map of 1875 shows the proposed development site as two fields marked by the boundaries [AB 33 - 36] described in the above section. The Railway is in existence at this time as is one small building to the west of the railway which may mark the location of the Brickworks [AB 30] mentioned above. A Well [AB 38] is also marked in the proposed development site in the northern field opposite St Michaels Church [AB 8].
- 4.5.3 By 1897 the Ordnance Survey shows two small areas of planting in the north west corners of both fields, which make up the proposed development at this time. The Brickworks [AB 30] are developed by this time with cuts and a building visible. To the east of the proposed development site St Michael and All Angels Church [AB 8] has also been built.

- 4.5.4 By 1911 a Wind Pump [AB 37] is shown in the south west corner of the proposed development site. The central site boundary [AB 36] has also been removed but is still marked by a line of mature trees.
- 4.5.5 The site remains unchanged throughout the 1950's and 60's however by 1970 the pump has been removed and residential development has spread to the east and south east of the proposed development site.

4.6 Site Visit

- 4.6.1 A site visit was undertaken by Hannah Simpson (Assistant Heritage Consultant; AB Heritage) on the 18th December 2014. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 The proposed development site is accessed from a public footpath to the south west corner of site, which forms part of the Down's Link and follows the original course of the railway. The site is bounded to the south by a small housing development. The OS mapping records a wind pump [AB 37] in this location, but the feature is no longer extant. A small brick stack was noted during the site visit; however, it cannot be confirmed at this time if this forms part of what was once the wind pump structure.
- 4.6.3 The proposed development site has an undulating topography that climbs toward the eastern half of site, close to St Michael and All Angels Church [AB 8], which was presumably located where it was due to the landscape promontory. The Tithe Mapping records the southern field as 'Hilly Field' and upon inspection that would seem an apt description. Church Road, which bounds the site to the east is set lower than the proposed development site and was presumably cut in.
- 4.6.4 The proposed development is divided by a fence mirroring a earlier boundary [AB 36] currently down to grass and home to horses, though no horses were on site during the visit.
- 4.6.5 Photograph 1 shows the southern field which forms part of the proposed development site. The central field boundary identified as [AB 36] is currently marked by five mature trees and a wooden fence which has been electrified for the purposes of corralling horses. There does not appear to be any original lengths of hedgerow still standing along this stretch however this does not suggest remains of the previous field boundary are not present below the surface.



Photo 1: View north east of central field boundary [AB 36]



Photo 2: View east along central field boundary [AB 36]

4.6.6 There are glimpse views of St Michaels Church [AB 8] from positions around the site when facing east. Photograph 2 shows the church above the roof line of the houses in the background. It is thought these views would be more noticeable during winter when the vegetative cover is reduced.



Photo 3: Northern field facing east

- 4.6.7 Photograph 3 shows the northern field facing east towards St Michaels Church [AB 8] with the tributary to the left of the photographer, the topography change can be seen clearly here in the foreground.



Photo 4: View facing south west entrance to site

- 4.6.8 Photograph 4 shows the only entrance to the site in the south west corner. This area is also the location of what was a wind pump [AB 37], marked on the OS mapping detailed in Section 4.5. No remains are visible but a contained area of over ground can be seen on the right hand side of the photo and a small brick stack was noted close to the gate, this could be associated with the wind pump [AB 37] though cannot be confirmed. Though located in the eastern half of the field the well noted on the OS mapping is no longer extant and no features were observed.



Photo 5: Brick walling adjacent to Down Link rampart

- 4.6.9 Photograph 5 shows a brick built section of wall **[AB 39]** noted on the Downs Link rampart to the west during the site visit. Its form and function is unknown and appears modern in origin. The section could be associated with the Downs Link Railway.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 Within the bounds of the proposed development site are known cultural heritage features [**AB 33 - 37**].
- 5.1.2 Features [**AB 33 - 36**] are field boundaries assessed as medieval in origin though the physical boundaries extant today are undated.
- 5.1.3 A water pump [AB 37], a well [AB 38] and a section of brick wall [AB 39] have also been observed on mapping evidence and during a site visit, remnants of which could still be present.
- 5.1.4 The surrounding 1km study area contained a number of heritage features, dating from the Medieval to Modern periods, but the area is mainly dominated by Medieval and Post Medieval farmsteads and buildings.

5.2 Modern Impacts within the Site Boundary

- 5.2.1 Prior to the assarting of the area it was believed the site was covered in trees, possibly from the prehistoric onwards. No modern impacts are known to have occurred within the limits of proposed development

5.3 Potential Archaeological Resource

- 5.3.1 Based on the possible remains located within the proposed development site, the heritage assets in the wider study area, and the lack of modern impacts within the site of proposed development it is concluded that there is a medium potential for the recovery of:
- Remains relating to the previous field boundary [**AB 36**]; and
 - Remains of features relating to the water pump [**AB 37**], a well [**AB 38**] and a section of brick wall [**AB 39**].
- 5.3.2 While it cannot be confirmed at this time, the perceived value of the above features are likely to be of local importance, at most (in line with Table 1).
- 5.3.3 Outside of the above the potential for presently unknown archaeological sites to exist within the application area is currently unknown and therefore the significance of such unknown assets cannot be ascertained. Such potential includes, but is not limited to, potential prehistoric activity highlighted by Mr John Mills in section 4.4.2.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans to construct a new residential estate consisting of a mix of c.129 private and affordable housing units, with associated access, parking and additional landscaping. No construction methodologies have been made available at the time of writing however this Desk Based Assessment assumes works will likely involve, ground

clearance, levelling, penetration of the ground surface including but not limited to excavation of services, and strip foundations.

5.5 Outline Recommendations

- 5.5.1 With regard to the below ground archaeological resource it is proposed that an archaeological geophysical survey is undertaken in advance of proposed development. This would allow for the investigation of any potential archaeological material beneath the ground surface of the proposed development site and the development of an appropriate mitigation strategy. This may include but is not limited to an archaeological evaluation.
- 5.5.2 This recommendation is subject to the approval of the West Sussex Planning Archaeologist.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

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<http://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp83-89> [accessed 18 December 2014].

6.2 Electronic References

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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

EH (English Heritage). The National Heritage List for England. <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

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<http://www.statutelaw.gov.uk/content.aspx?activeTextDocId=444101> [Accessed 04/03/2014]

6.3 Other Sources

Consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and John Mills (Senior Archaeologist Strategic Planning - Environment & Heritage West Sussex County Council) on the 3rd of December 2014.

Mills J 2014. Response to consultation (planning application): Archaeology DC/14/0820

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area
 HPG: Registered Historic Parks and Gardens
 NHLE: National Heritage List for England
 HLC: Historic Landscape Character Area
 LB: Listed Building
 APA: Archaeological Priority Area

AB NO	Period	Type	Name & Description	Status	NGR	References
1	Medieval	Park	Medieval park - Littleworth in Cowfold, is mentioned in 1487		TQ 190 200	MWS45
2	Medieval	Farmstead	Blanche's Farm Historic Farmstead, West Grinstead has been identified as a Historic Farmstead dating to the Medieval period. A dispersed multi-yard farmstead. It is in an isolated location and has suffered partial loss (less than 50% loss). There is also a 16th Century Grade II Listed Farmhouse on site	Grade II Listed Building	TQ 19265 19842	DWS5999 NHLE 1181723 MWS9445
3	Medieval	Farmstead	Joles Farm Historic Farmstead, West Grinstead. has been identified as a Historic Farmstead dating to the Medieval period. Joles Farm is a 16th Century timber-framed house, restored and enlarged 3 sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is in an isolated location and is extant (no apparent alteration).	Grade II Listed Building	TQ 18881 19797	DWS6126 NHLE 1284919 MWS11616
4	Medieval	Fieldscape	Historic Landscape Characterisation Medieval Assarts which form part of the Medieval fieldscape	HLC		MWS3576
5	Post Medieval	Building	Steam mill - Partridge Green. Mill shown at Partridge Green by the OS in 1961		TQ 1898 1913	MWS411

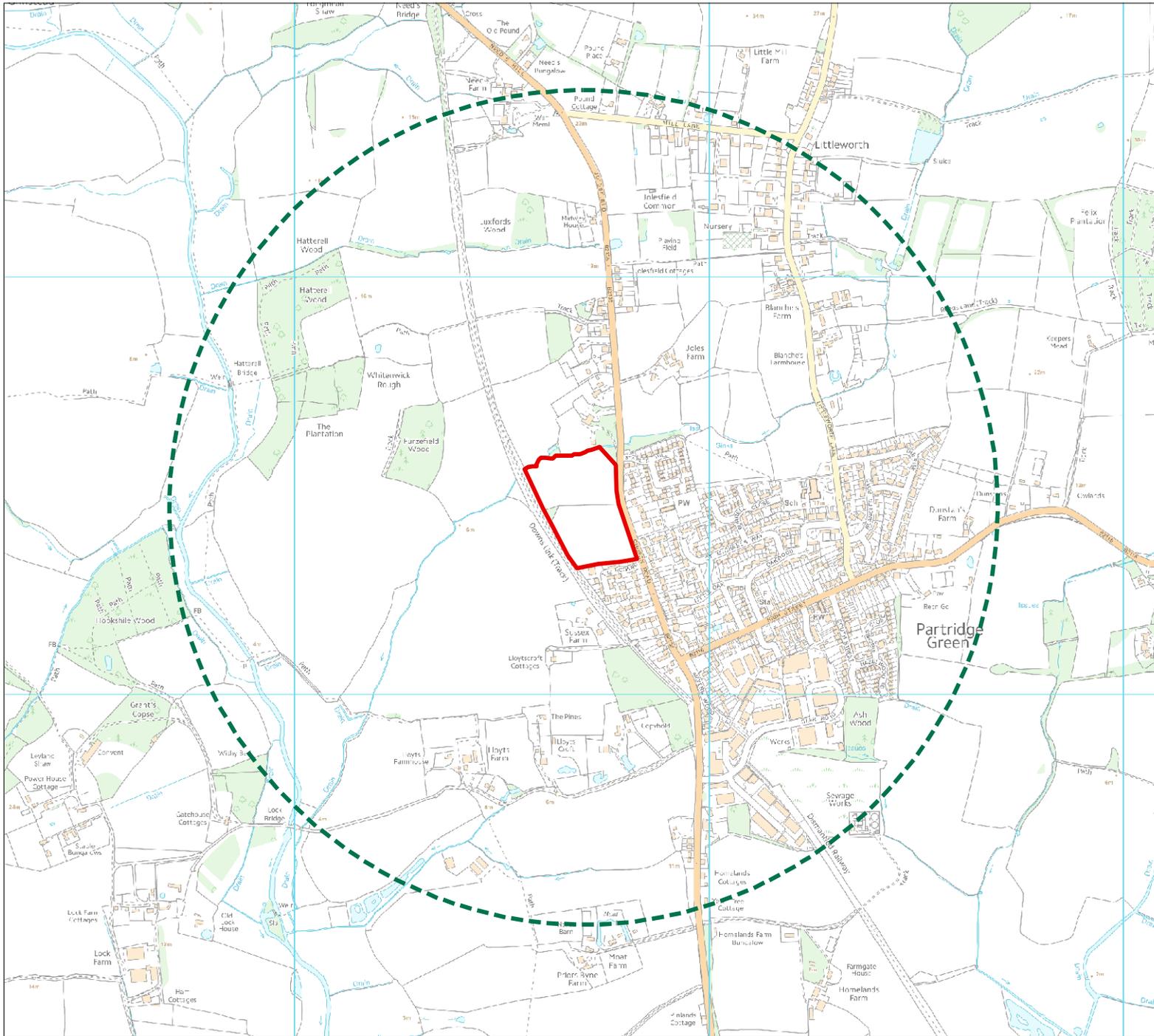
6	Post Medieval	Brickworks	Brickworks in South Street. Marked only on the map of 1895.		TQ 194 192	MWS5638
7	Post Medieval	Farmstead / Building	Copyhold Cottage (Copyhold Farm) Historic Farmstead, West Grinstead has been identified as a Historic Farmstead dating to the 19th century - only the Farmhouse survives. Copyhold Cottage (Copyhold Farm) is a single sided loose courtyard farmstead with a detached farmhouse set side on to the yard. It is in an isolated location.		TQ 18756 18871	MWS9916
8	Post Medieval	Church, Building and Monument	St Michael and All Angels Church, Partridge Green, West Grinstead. There was an iron mission room, before a permanent church by W G Habershon and J F Fawkner was built in 1890.		TQ 18899 19444	MWS10040
9	Post Medieval	Farmstead	Dunstan's Farm Historic Farmstead, West Grinstead has been identified as a Historic Farmstead dating to the 19th century. The U-Plan regular courtyard farmstead; the farmhouse location is uncertain. It is in an isolated location and is extant (no apparent alteration).		TQ 19625 19412	MWS10111
10	Post Medieval	Farmstead	Haynes Farm Historic Farmstead, West Grinstead has been identified as a Historic Farmstead dating to the 19th Century - Only the farmhouse survives. Haynes Farm is a 19th century double sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. The listing notes the Farmhouse is probably 17th Century, refaced with painted brick on ground floor and fish scale tiles above.	Grade II Listed Building	TQ 192 201	DWS4955 NHLE 1026874 MWS11208
11	Post Medieval	Building	Guess Gardens. Two cottages. C18 or earlier.	Grade II Listed Building	TQ 19001 18716	DWS4945 NHLE 1026864

12	Post Medieval	Building	Old Priors. 17th Century House. Two storeys. Four windows.	Grade II Listed Building	TQ 19556 19342	DWS4952 NHLE 1026871
13	Post Medieval	Building	Need's Farmhouse. L-shaped house. C18. Two storeys. Four windows. Faced with Roman cement.	Grade II Listed Building	TQ 18505 20380	DWS4956 NHLE 1026875
14	Post Medieval	Building	The Shielding. Small C17 timber-framed cottage. One storey and attic.	Grade II Listed Building	TQ 18995 18660	DWS5990 NHLE 1181595
15	Post Medieval	Building	Yew Tree Cottage. 17th Century or earlier timber-framed building.	Grade II Listed Building	TQ 1899 218506	DWS5991 NHLE 1181605
16	Post Medieval	Building	Medway House. Dated 1787. Two storeys and attic.	Grade II Listed Building	TQ 18720 20135	DWS5994 NHLE 1181651
17	Post Medieval	Building	Beauchamps. Formerly 2 cottages. C17 or earlier timber-framed building with red brick infilling, now re-fronted with brick.	Grade II Listed Building	TQ 19268 19802	DWS5998 NHLE 1181716
18	Post Medieval	Building	Quince Cottage. 18th Century House. Two storeys. Three windows. Painted brick	Grade II Listed Building	TQ 1886 120422	DWS6000 NHLE 1181733
19	Post Medieval	Building	Potters Field. House. A c. 1750 2 bay end chimneystack house extended by one bay in 1984.	Grade II Listed Building	TQ 18889 20416	DWS6059 NHLE 1240239
20	Post Medieval	Building	Deans Cottage. 17th Century or earlier timber-framed cottage with plaster and painted brick infilling	Grade II Listed Building	TQ 19429 19289	DWS6125 NHLE 1284897

21	Post Medieval	Building	Lloyts Farmhouse. L-shaped 17th Century or earlier timber-framed building, re-fronted with stucco on ground floor and weather-boarding above	Grade II Listed Building	TQ 18375 18852	DWS6623 NHLE 1354243
22	Post Medieval	Building	Crouchers. Formerly 3 cottages. 17th Century or earlier timber-framed building	Grade II Listed Building	TQ 18915 18661	DWS6624 NHLE 1354244
23	Post Medieval	Building	Eastcot. 17th Century. Two storeys. Five windows. Painted brick. Tiled roof. Casement windows, some with pointed Gothic panes. Modern porch.	Grade II Listed Building	TQ 18693 19826	DWS6626 NHLE 1354246
24	Post Medieval	Building	Little Hatch. Early 19th Century exterior to a probably older building. The porch has the date 1631 on it.	Grade II Listed Building	TQ 18948 19136	DWS6628 NHLE 1354248
25	Post Medieval	Building	Barn north of Beauchamps. 18th Century Barn	Grade II Listed Building	TQ 19268 19822	DWS6630 NHLE1354250
26	Post Medieval	Building	Keepers Mead. House. C.1620, refronted in 19 century and extended by 2 bays in matching style in late 20th century. Original part timber framed, refronted in render to ground floor with some framing visible on the rear elevation	Grade II Listed Building	TQ 19607 19381	DWS6651 NHLE 1354279
27	Post Medieval - Modern	Brickworks	Brickworks E. of Partridge Green Station. Opened in 1890 and closed in 1930`s		TQ 192 189	MWS4808
28	Post Medieval - Modern	Brickworks	Brickyard S. of High Street. Called Westland brickyard on the map of 1874, from 1887 to 1952 it was on the OS maps.		TQ 193 191	MWS4810

29	Post Medieval - Modern	Brickworks	Brickyard on Jolefield Common. In operation by the 1770`s and closed 1900		TQ 188 204	MWS4832
30	Post Medieval - Modern	Brickworks	Brickfield W. of former railway. Marked on the maps of 1898 and 1914 and closed in 1930`s.		TQ 186 192	MWS4809
31	Post Medieval - Modern	Railway Station	Site of Partridge Green Railway Station. The station open on 1st July 1861 and was constructed of 2platforms along with a station building, single box and a goods yard complete with goods shed. The station closed in March 1966.		TQ 190 189	MWS11333
32	Modern	Monument	War Memorial within the grounds of St Michael and All Angel's Church, Partridge Green, West Grinstead		TQ 18896 19420	MWS10041
33	Undated (medieval?)	Fieldscape	Northern site boundary marked by hedge adjacent to stream. Though the feature itself is undated the form and alignment are likely to be of Medieval date.		TQ 1870 1943	No ref
34	Undated (medieval?)	Fieldscape	Eastern site boundary marked by Church Road adjacent to stream. Though the feature itself is undated the form and alignment are likely to be of Medieval date.		TQ 1870 1943	No ref
35	Undated (medieval?)	Fieldscape	Southern site boundary marked by hedge. Though the feature itself is undated the form and alignment are likely to be of Medieval date.		TQ 1870 1943	No ref
36	Undated (medieval?)	Fieldscape	Previous field boundary running east to west across site marked by a few mature trees in broken alignment. Though the feature itself is undated the form and alignment are likely to be of Medieval date.		TQ 1870 1943	No ref

37	Undated (Post Medieval - Modern)	Building	Water Pump, possibly associated with Brickworks or Railway		TQ 1858 1948	No ref
38	Undated (Post Medieval - Modern)	Well	Well		TQ 1877 1940	No ref
39	Undated (Modern)	Feature	Brick feature, possibly associated with Railway		TQ 1858 1948	No ref



Legend

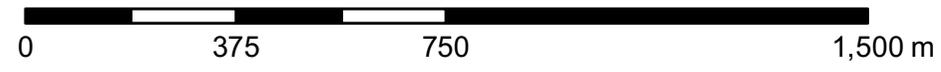
- Site Boundary
- 1km Study Area

Figure 1: Site Location

Project: The Rosary, West Sussex

Date: 16/12/14 Job Number: 10463

Drawn by: ZE Approved by: HS





Legend

 Site Boundary

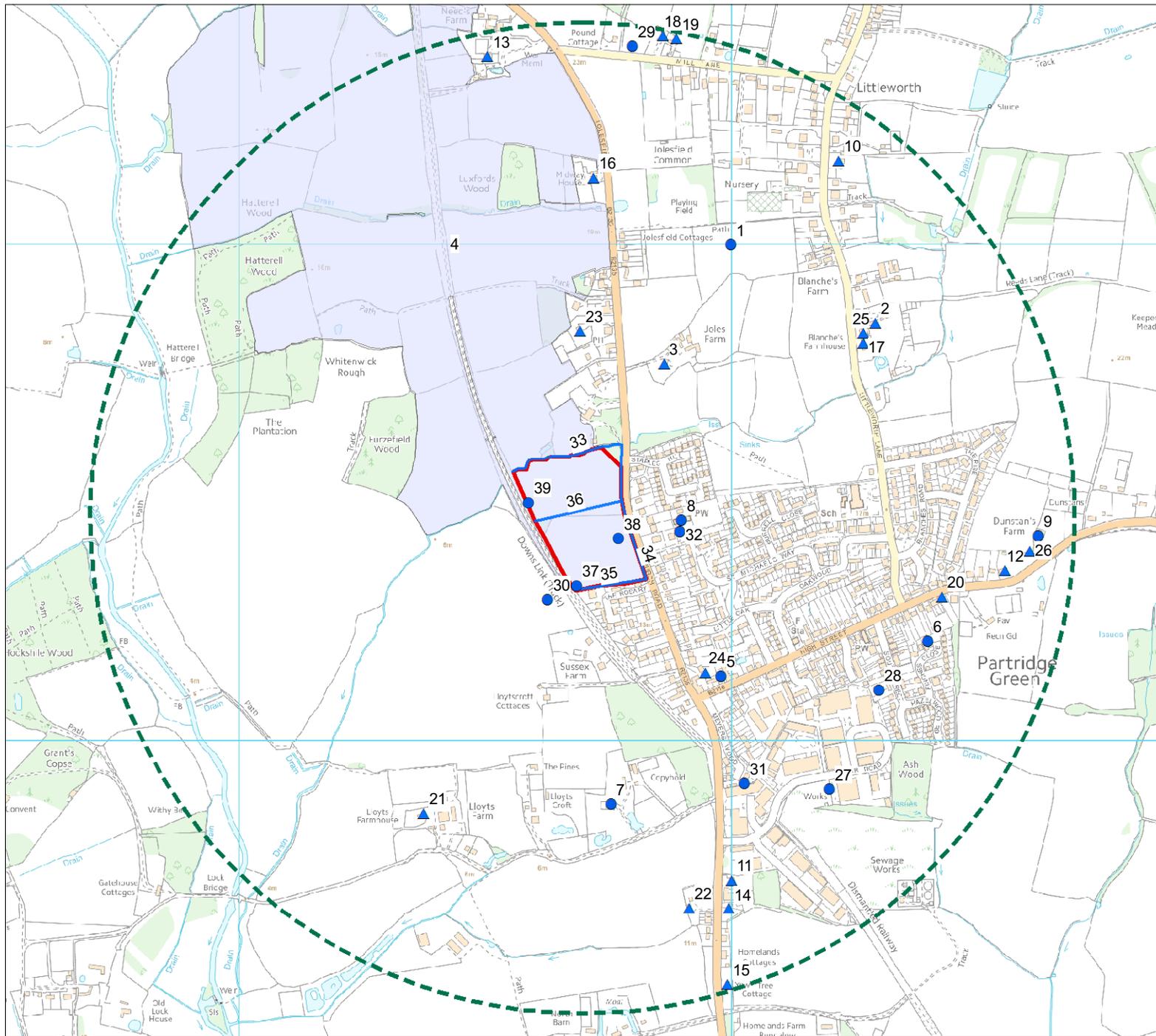
Figure 2: Proposed Development Plan

Project: The Rosary, West Sussex

Date: 16/12/14 | Job Number: 10463

Drawn by: The Manser Practice
Architects & Designers





- Legend**
- Monument Point
 - ▲ Listed Building
 - Monument Line
 - Historic Landscape Character Areas
 - Site Boundary
 - 1km Study Area

Figure 3: Cultural Heritage Features Map

Project: The Rosary, West Sussex

Date: 16/12/14 Job Number: 10463

Drawn by: ZE Approved by: HS





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