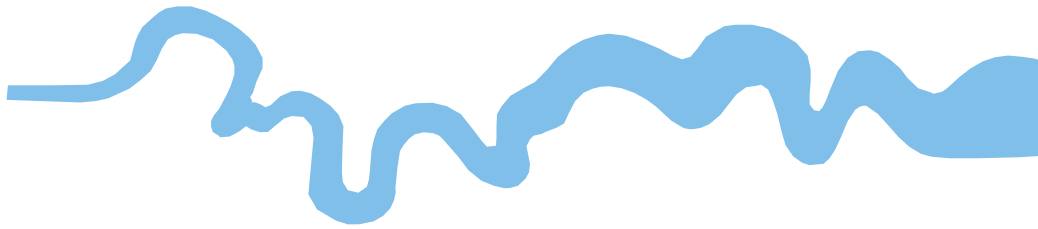


T V A S



SOUTH

**Golf House, Horsham Road,
Pease Pottage, West Sussex**

Archaeological Evaluation

by Sean Wallis

Site Code GHP17/269

(TQ 2546 3294)

**Golf House, Horsham Road, Pease Pottage,
West Sussex**

**An Archaeological Evaluation
for Denton Homes Ltd**

by Sean Wallis
Thames Valley Archaeological Services Ltd

Site Code: GHP17/269

August 2018

Summary

Site name: Golf House, Horsham Road, Pease Pottage, West Sussex

Grid reference: TQ 2546 3294

Site activity: Evaluation

Date and duration of project: 15th - 16th August 2018

Project manager: Sean Wallis

Site supervisor: Sean Wallis

Site code: GHP 17/269

Area of site: 0.93 ha

Summary of results: The archaeological evaluation at Horsham Road, Pease Pottage successfully investigated those areas which will be most affected by the re-development of the site. No archaeological finds or features were recorded, and the area had clearly been affected by its previous use as a golf driving range. The trenches in the northern part of the site were situated in an area where any original subsoil deposits had been removed, whilst the southern trenches demonstrated the extent to which the site had been truncated prior to the car park being created.

Location and reference of archive: The archive is presently held at TVAS South, Brighton and will be deposited with Horsham Museum in due course.

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Report edited/checked by:	Steve Ford ✓ 21.08.18
	Steve Preston ✓ 21.08.18

Golf House, Horsham Road, Pease Pottage, West Sussex An Archaeological Evaluation

by Sean Wallis

Report 17/269b

Introduction

This report documents the results of an archaeological field evaluation carried out to the north of Horsham Road, Pease Pottage, West Sussex (TQ 2546 3294) (Fig. 1). The work was commissioned by Mr Jeremy Downes, for Denton Homes Ltd, The Rear Barn, The Manor Farm, 124 Manor Road North, Thames Ditton, Surrey, KT7 0BH.

Planning permission (DM/17/0747) has been gained from Mid Sussex District Council to re-develop the site for residential purposes, following the demolition of the existing buildings. The consent was subject to a standard planning condition (7) relating to archaeology and the historic environment, which required the implementation of a programme of archaeological work, prior to the commencement of groundworks. The archaeological potential of the site had previously been considered in a recent desk-based assessment (Baljkas 2018). As a consequence of the possibility of archaeological deposits on the site which may be damaged or destroyed by the proposed development, it was proposed to carry out a field evaluation in order to determine the archaeological potential of the site, and to help formulate a mitigation strategy as necessary.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the District Council's policies on archaeology. The field investigation was carried out to a specification approved by Ms Joanna Taylor, Surrey County Council Archaeological Officer, who advises Mid Sussex District Council on archaeological matters. The fieldwork was undertaken by Virginia Fuentes-Mateos and Sean Wallis on 15th and 16th May 2018, and the site code is GHP 17/269. The archive is presently held at Thames Valley Archaeological Services, Brighton, and will be deposited with Horsham Museum in due course.

Location, topography and geology

The site is located to the west of the historic core of Pease Pottage, south of Crawley and east of Horsham, in the High Weald, and is centred on NGR TQ 2546 3294 (Fig. 1). It consists of an irregular shaped plot of land on the edge of the village, which was occupied by a golf driving range and its associated club house and car parking areas until recently (Fig. 2). The site is relatively flat and lies at a height of approximately 142m above Ordnance

Datum. According to the British Geological Survey the underlying geology consists of Tunbridge Wells Sand (BGS 1972). However, the geology observed during the evaluation generally consisted of light yellow brown clay in the northern part of the site, and mid orange brown clay with varying amounts of sandstone inclusions elsewhere.

Archaeological background

The archaeological potential of the site had been considered in a recent desk-based assessment (Baljkas 2018). In summary, very little of archaeological interest has been found in the vicinity. However, historically this part of the Weald was densely forested, and it is possible that prehistoric features dating from the Mesolithic period onwards may have been masked by tree cover. Indeed, a recent research project at St Leonard's Forest, to the north-west of the site, identified over 200 archaeological 'sites', through a mixture of Lidar survey, desk-based research and field survey. The Weald was exploited for iron production during the Iron Age, Roman, Saxon, medieval and early post-medieval periods, and this industry has left traces in the form of mill ponds, quarries and furnace sites. Pease Pottage is first mentioned in the early 1700s, and the area was originally within the parish of Slaugham. Historic maps indicate that much of the site was wooded until at least the mid-19th century.

Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of the proposed development.

Specific aims of the project were:

- to determine if archaeologically relevant levels have survived on this site; and
- to determine if archaeological deposits of any period are present.

Twelve trenches were to be dug, each measuring 25m in length and 1.60m-1.80m in width (depending on the size of the machine), which represents a *c.* 5% sample of the development area. The trenches were largely positioned to target those parts of the site which would be most affected by the proposed development, although the existing buildings were avoided. The trenches were to be dug using a 360° type machine fitted with a toothless ditching bucket under constant archaeological supervision. All spoilheaps were to be monitored for finds.

Results

The twelve trenches were dug close to their original planned positions (Fig. 3), although some had to be shifted slightly for logistical reasons. Several trenches in the car park area were not dug to their full intended length, due to the presence of very compact modern deposits, since it was clear that the area had previously been truncated. This approach was agreed by the Surrey County Council Archaeological Officer who visited the site (Mr Nigel Randall). All the trenches were 1.60m wide, and measured between 11.30m and 26.30m in length, and between 0.35m and 0.55m in depth. A complete list of the trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

Trench 1 (Figs 3 and 4, Pl. 1)

This trench was orientated approximately NNE-SSW, and was 23.40m long and up to 0.45m deep. The natural geology was observed beneath 0.30m of topsoil (50) and 0.10m of compact soil (52). The trench was positioned in front of the former golf driving range and the area had clearly been disturbed in the past as no subsoil was recorded. No archaeological finds or features were recorded in the trench.

Trench 2 (Fig. 3)

This trench was orientated approximately NNW-SSE, and was 20.70m long and up to 0.43m deep. The natural geology was observed beneath 0.22m of topsoil (50) and 0.11m of compact soil (52). As for Trench 1, the area had clearly been disturbed in the past as no subsoil was recorded. No archaeological finds or features were recorded, although a modern linear feature was observed in the southern end of trench.

Trench 3 (Figs 3 and 4; Pl. 2)

Trench 3 was orientated approximately NW-SE, and was 24.50m long and up to 0.55m deep. The natural geology was observed beneath 0.33m of topsoil (50) and 0.13m of compact soil (52). The trench was positioned immediately to the rear of the former golf driving range, and the area had clearly been disturbed in the past as no subsoil was recorded. No archaeological finds or features were recorded, although several modern services were observed along the trench.

Trench 4 (Fig. 3)

This trench was orientated approximately WSW-ENE, and was 26.30m long and up to 0.55m deep. The natural geology was observed beneath 0.35m of topsoil (50) and 0.15m of subsoil (51). The trench was positioned in an area which had previously been covered in vegetation. No archaeological finds or features were recorded, although a field drain was observed at the eastern end of the trench.

Trench 5 (Fig. 3)

This trench was in an area which had previously been covered in vegetation orientated approximately N-S, and was 23.80m long and up to 0.47m deep. The natural geology was observed beneath 0.20m of topsoil (50) and 0.17m of subsoil (51). No archaeological finds or features were recorded in the trench.

Trench 6 (Figs 3 and 4)

This trench was orientated approximately NW-SE, and was 24.80m long and up to 0.46m deep. The natural geology was observed beneath 0.29m of topsoil (50) and 0.06m of subsoil (51). The area had previously been covered in vegetation. No archaeological finds or features were recorded in the trench.

Trench 7 (Fig. 3; Pl. 3)

This trench was orientated approximately NNW-SSE, and was 25.10m long and up to 0.55m deep. The natural geology was observed beneath 0.30m of topsoil (50) and 0.16m of subsoil (51). The trench was positioned in an area which had previously been covered in vegetation. No archaeological finds or features were recorded, although two modern post-holes were observed within the trench.

Trench 8 (Figs 3 and 4)

This trench was orientated approximately W-E, and was 17.50m long and up to 0.54m deep. The natural geology was observed beneath 0.10m of Tarmac (50), 0.15m of made ground, a further 0.22m of Tarmac, and 0.04m of made ground. The trench was positioned in the former car park, and the area had clearly been truncated in the past as made ground was observed immediately above the natural sandstone geology. No archaeological finds or features were recorded in the trench.

Trench 9 (Figs 3 and 4; Pl. 4)

Trench 9 was orientated approximately WSW-ENE, and was 12.30m long and up to 0.49m deep. The natural geology was observed beneath 0.06m of Tarmac, 0.20m of made ground, and 0.11m of subsoil (51). The trench was positioned in the former car park, and the area had obviously been truncated in the past as no topsoil horizon was observed. No archaeological finds or features were recorded in the trench.

Trench 10 (Fig. 3; Pl. 5)

This trench was orientated approximately NE-SW, and was 11.30m long and up to 0.35m deep. The natural geology was observed beneath 0.11m of Tarmac and 0.15m of made ground. As with Trenches 8 and 9, the car park area had clearly been truncated in the past as made ground was observed immediately above the natural geology. No archaeological finds or features were recorded, although a modern drain was observed at the northern end of the trench.

Trench 11 (Fig. 3; Pl. 6)

This trench was orientated approximately NNE-SSW, and was 14.30m long and up to 0.45m deep. The natural geology was observed beneath 0.09m of Tarmac, 0.20m of made ground, 0.05m of re-deposited natural, and 0.06m of subsoil (51). The trench was also positioned in the former car park, and the area had clearly been truncated, although perhaps less deeply than elsewhere: no buried topsoil was recorded, and the surviving subsoil had become discoloured due to being covered by the car park surface. No archaeological finds or features were recorded, although two land drains were observed in the trench.

Trench 12 (Figs 3 and 4)

This trench was orientated approximately NW-SE, and was 24.40m long and up to 0.39m deep. The natural geology was observed beneath 0.11m of Tarmac and 0.16m of subsoil (51). The trench was positioned in the former car park, and the area had clearly been truncated in the past as made ground was observed immediately above a layer of discoloured subsoil. No archaeological finds or features were recorded, although five land drains were observed in the trench.

Finds

The only material noted during the evaluation was clearly modern in date (brick, glass and numerous golf balls), and came from either the topsoil, made ground or compact soil layers. These finds were retained on site.

Conclusion

The archaeological evaluation successfully investigated those areas which will be most affected by the re-development of the site. No archaeological finds or features were recorded, and the area had clearly been affected by its previous use as a golf driving range. The trenches in the northern part of the site were located in an area where any original subsoil deposits had been removed in the past, whilst the southern trenches demonstrated the extent to which the site had been truncated prior to the car park areas being created.

References

- Baljkas, G, 2018, 'Golf House, Horsham Road, Pease Pottage, West Sussex: an archaeological desk-based assessment', Thames Valley Archaeological Services unpubl rep **17/269**, Brighton.
BGS, 1972, *British Geological Survey*, 1:50000, Sheet **302**, Solid and Drift Edition, Keyworth.
English Heritage, 2005, *Research Agenda*, English Heritage, London.
NPPF, 2012, *National Planning Policy Framework*, Dept Communities and Local Government, London

APPENDIX 1: Trench details

Trench	Length (m)	Breadth (m)	Depth (m)	Comment
1	23.40	1.60	0.45	0-0.30m turf and topsoil (50); 0.30-0.40m compact soil (52); 0.40m-0.45m+ natural geology (Tunbridge Wells Sand). [PI. 1]
2	20.70	1.60	0.43	0-0.22m turf and topsoil (50); 0.22-0.33m compact soil (52); 0.33-0.43m+ natural geology (Tunbridge Wells Sand).
3	24.50	1.60	0.55	0-0.33m topsoil (50); 0.33-0.46m compact soil (52); 0.46- 0.55m+ natural geology (Tunbridge Wells Sand). [PI. 2]
4	26.30	1.60	0.55	0-0.35m topsoil (50); 0.35-0.50m subsoil (51); 0.50-0.55m+ natural geology (Tunbridge Wells Sand).
5	23.80	1.60	0.47	0-0.20m topsoil (50); 0.20-0.37m subsoil (51); 0.37-0.47m+ natural geology (Tunbridge Wells Sand).
6	24.80	1.60	0.46	0-0.29m topsoil (50); 0.29-0.35m subsoil (51); 0.35-0.46m+ natural geology (Tunbridge Wells Sand).
7	25.10	1.60	0.55	0-0.30m topsoil (50); 0.30-0.46m subsoil (51); 0.46-0.55m+ natural geology (Tunbridge Wells Sand). [PI. 3]
8	17.50	1.60	0.54	0-0.10m Tarmac; 0.10-0.25m made ground bedding layer; 0.25-0.47m Tarmac; 0.47-0.50m made ground bedding layer; 0.50-0.54m+ natural geology (Tunbridge Wells Sand).
9	12.30	1.60	0.49	0-0.06m Tarmac; 0.06-0.26m made ground bedding layer; 0.26-0.37m subsoil (51); 0.37-0.49m+ natural geology (Tunbridge Wells Sand). [PI. 4]
10	11.30	1.60	0.35	0-0.11m Tarmac; 0.11-0.26m made ground bedding layer; 0.26-0.35m+ natural geology (Tunbridge Wells Sand). [PI. 5]
11	14.30	1.60	0.45	0-0.09m Tarmac; 0.09-0.29m made ground bedding layer; 0.29-0.34m re-deposited natural; 0.34-0.40m subsoil (51); 0.40-0.45m+ natural geology (Tunbridge Wells Sand). [PI. 6]
12	24.40	1.60	0.39	0-0.11m Tarmac; 0.11-0.27m subsoil (51); 0.27-0.39m+ natural geology (Tunbridge Wells Sand).

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OASIS ID: thamesva1-327039

Project details

Project name	Golf House, Horsham Road, Pease Pottage, West Sussex
Short description of the project	No archaeological features or finds were recorded: the site had been extensively truncated.
Project dates	Start: 15-08-2018 End: 16-08-2018
Previous/future work	No / No
Any associated project reference codes	DM/17/0747 - Planning Application No.
Any associated project reference codes	GHP17/269 - Contracting Unit No.
Type of project	Field evaluation
Site status	None
Current Land use	Other 14 - Recreational usage
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Rural residential
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	WEST SUSSEX MID SUSSEX SLAUGHAM Golf House, Horsham Road, Pease Pottage
Study area	0.93 Hectares
Site coordinates	TQ 2546 3294 51.08150069778 -0.208672588767 51 04 53 N 000 12 31 W Point
Height OD / Depth	Min: 140m Max: 141m

Project creators

Name of Organisation	TVAS South
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Sean Wallis
Project director/manager	Sean Wallis
Project supervisor	Sean Wallis
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Denton Homes Ltd

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Horsham Museum
Digital Contents	"other"
Digital Media available	"Images raster / digital photography"
Paper Archive recipient	Horsham Museum
Paper Contents	"Stratigraphic","Survey"
Paper Media available	"Correspondence","Drawing","Microfilm","Miscellaneous Material","Photograph","Plan","Report","Section","Survey"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Golf House, Horsham Road, Pease Pottage, West Sussex; an archaeological evaluation
Author(s)/Editor(s)	Wallis, S
Other bibliographic details	17/269b
Date	2018
Issuer or publisher	TVAS South
Place of issue or publication	Brighton
Description	A4 comb-bound client report

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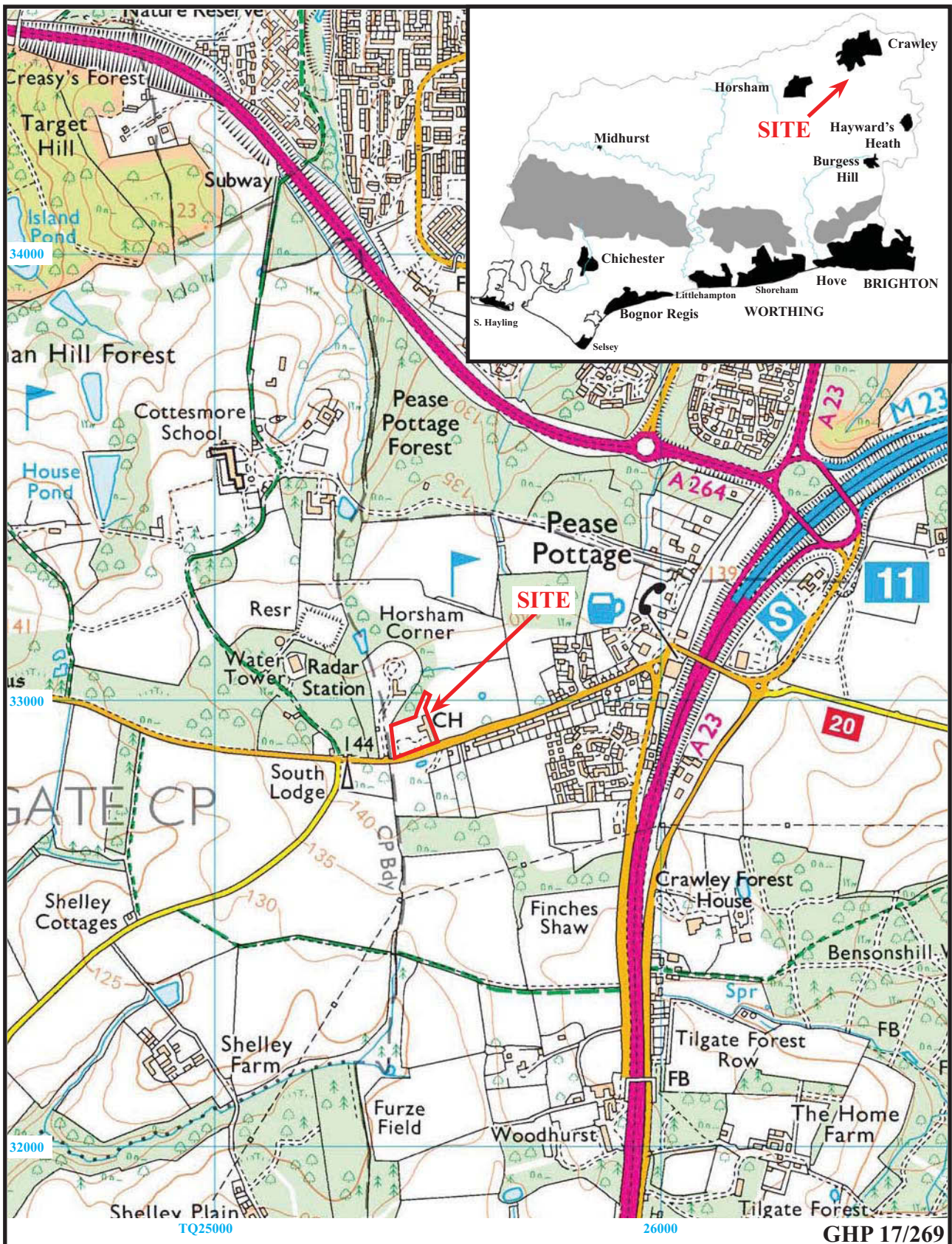
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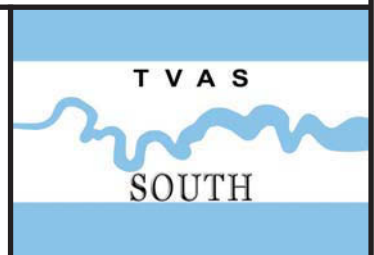
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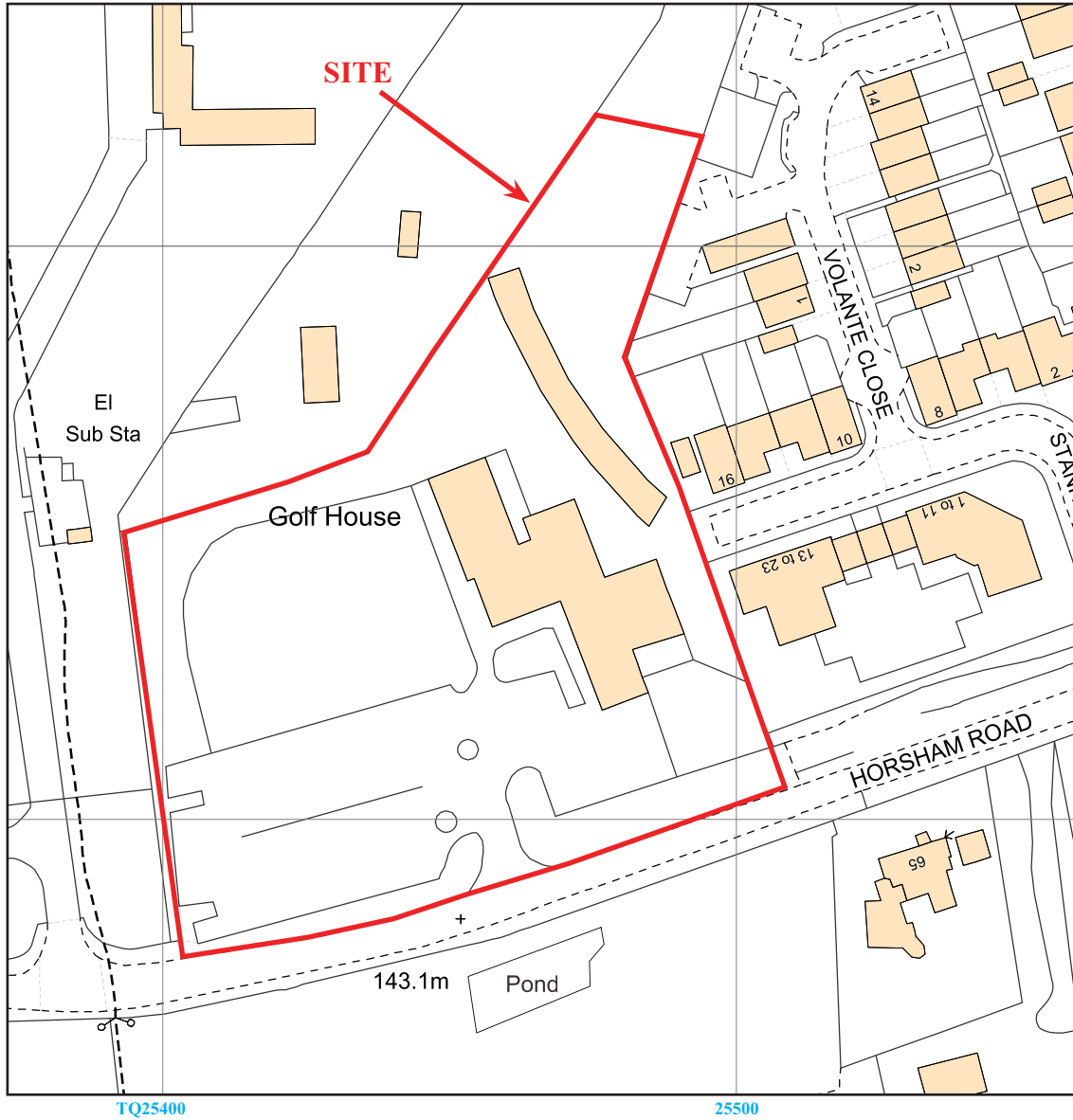


**Golf House, Horsham Road, Pease Pottage,
West Sussex, 2018
Archaeological Evaluation**

Figure 1. Location of site within Pease Pottage and West Sussex.

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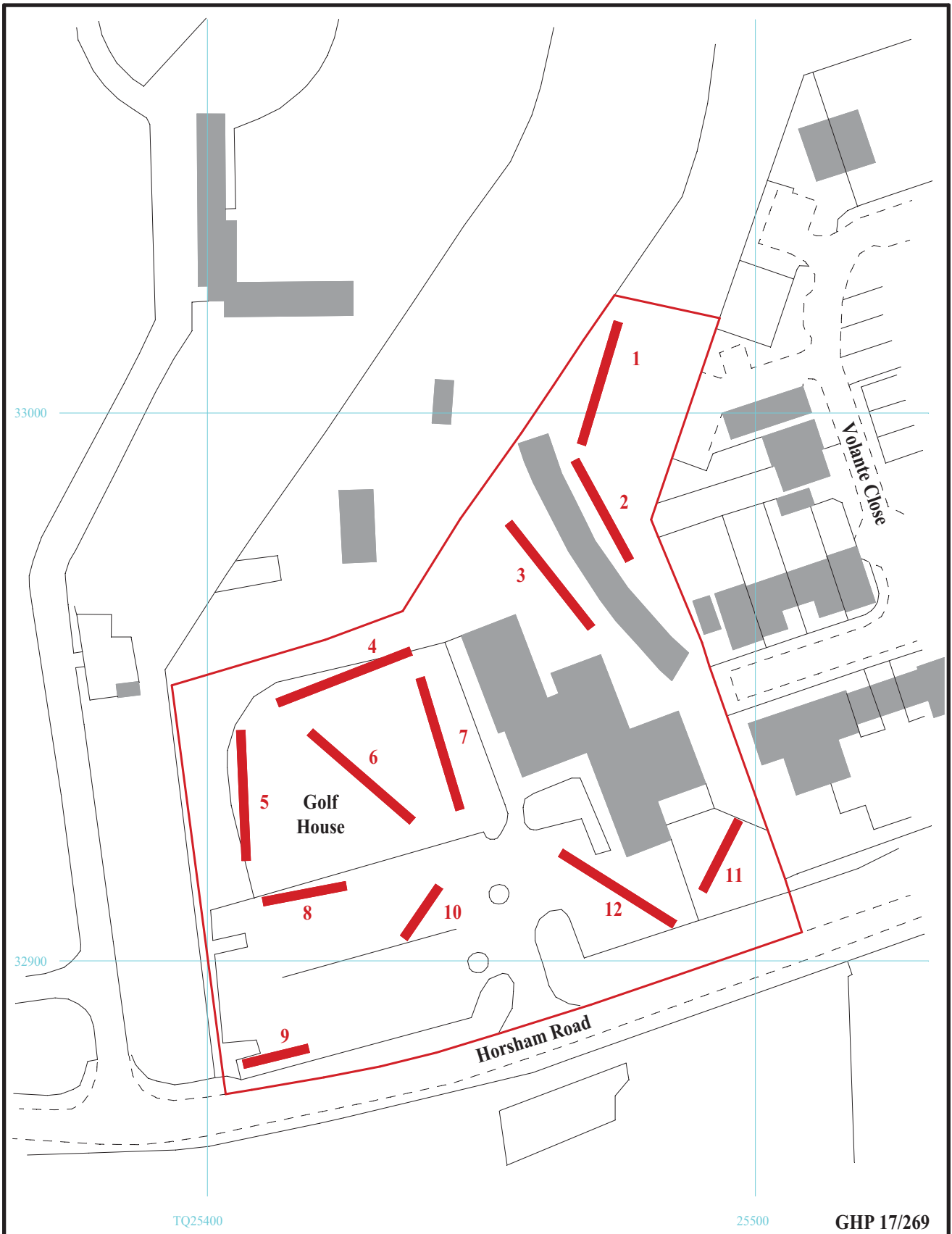
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West Sussex, 2018
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Figure 2. Detailed location of site.

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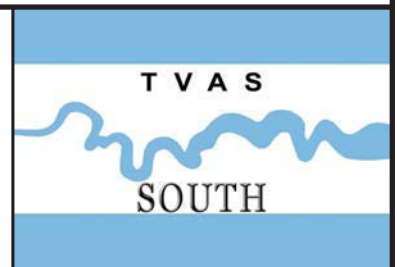


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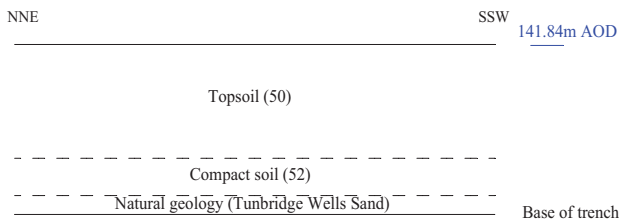


**Golf House, Horsham Road, Pease Pottage,
West Sussex, 2018
Archaeological Evaluation**

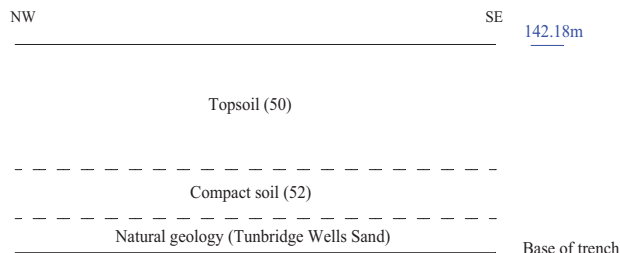
Figure 3. Location of trenches.



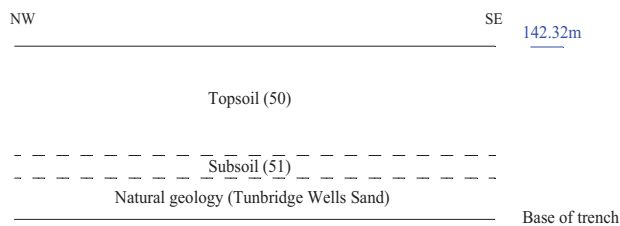
Trench 1



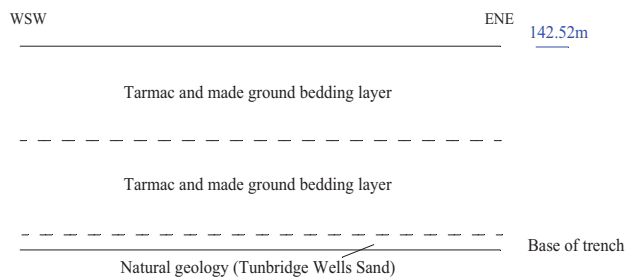
Trench 3



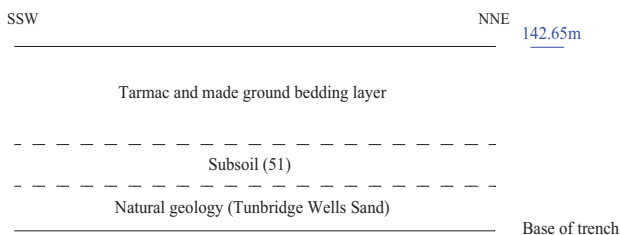
Trench 6



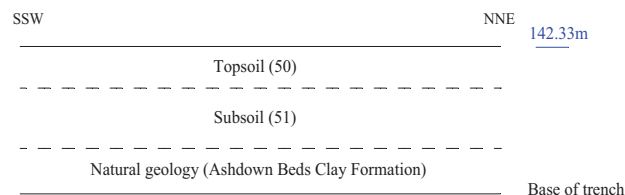
Trench 8



Trench 9



Trench 12



GHP 17/269

**Golf House, Horsham Road, Pease Pottage,
West Sussex, 2018
Archaeological Evaluation**

Figure 4. Representative Sections.

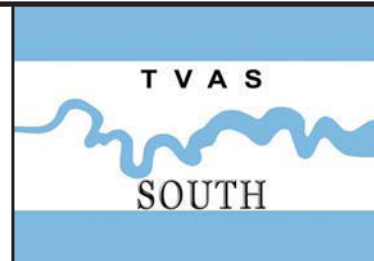




Plate 1. Trench 1, looking South South-west.
Scales: 2m, 1m and 0.50m.



Plate 2. Trench 3, looking South-east.
Scales: 2m, 1m and 0.50m.



Plate 3. Trench 7, looking South South-east.
Scales: 2m, 1m and 0.50m.



Plate 4. Trench 9, looking East.
Scales: 2m, 1m and 0.50m.



Plate 5. Trench 10, looking North-east.
Scales: 2m, 1m and 0.50m.



Plate 6. Trench 11, looking South-west.
Scales: 2m, 1m and 0.50m.

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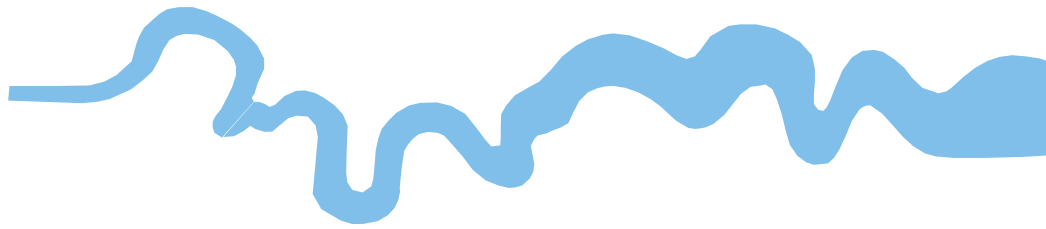
**Golf House, Horsham Road, Pease Pottage,
West Sussex, 2018
Archaeological Evaluation
Plates 1 to 6.**



TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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