

Archaeological Desk-Based Assessment
in advance of the proposed residential development at
Goffs Park, Crawley, West Sussex RH11 8PG

NGR: 526000 136100



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SWAT. ARCHAEOLOGY

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1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned by Osborne on behalf of Crawley Borough Council to carry out an archaeological desk-based assessment in advance of the proposed residential development at Goffs Park, Crawley, West Sussex as part of the planning application.

This Desk Based Assessment examines the wide variety of archaeological data held by East Sussex County Council and other sources.

Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:

- *Prehistoric: Low*
- *Iron Age: High*
- *Romano-British: High*
- *Anglo-Saxon: Low*
- *Medieval: Moderate*
- *Post-medieval: Moderate*
- *Modern: Moderate*

The Desk Based Assessment concludes that:

- *The site has **high** potential for any archaeological discoveries.*

The PDA is located in the south of England, in the Low Weald, between the North and South Downs. It is set in the north-eastern corner of West Sussex, in the town and borough of Crawley. The A23 is to the west of the site and the old Horsham Road forms the south boundary. Goff Park surrounds the site, which totals 0.9389 ha of

wood and grassland, formerly a nursery. The landscape characterization is post medieval to modern and has been subject to suburban expansion and to the north are large areas of informal parkland of the modern to WWII period and to the east is a dispersed historic area of medieval period and regenerated woodland. (Figure.1)

2 INTRODUCTION

SWAT Archaeology has been commissioned by Osborne on behalf of Crawley Borough Council to carry out an Archaeological Desk-Based Assessment to supplement a planning application for a residential development at Goffs Park, Crawley, West Sussex (Figure 3). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference 526000 136100.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

The site is close to an archaeological notification area (DWS8651) of 4.61 Ha thought to be the site of an Iron Age settlement and (DWS8654) of 16.13 Ha, the location of a Roman Ironworking site. Archaeological investigations have revealed ditches containing Iron Age pottery and the excavator interpreted the ditches as an enclosure around a Iron Age pottery manufacturing site. The DWS8654 area has Roman domestic and semi domestic industrial ironworking areas with many of the stages in manufacturing iron found on site and include slag heaps, smelting furnaces, puddling pits and a possible blacksmiths shop.

However, despite these archaeological surroundings of potentially national importance several archaeological assessments have given a mixed message. In 1970 during the construction of a housing estate at Crawley two curving ditches were exposed which were investigated by the Crawley Archaeological Group and 'eyebrow' and 'painted' Iron Age pottery was retrieved. It is noted in the HER that 'an excavation report is to be produced' (MWS678).

In 1993 an archaeological field evaluation at 44 Goffs Park Road exposed ditches that produced pottery from 250-30BC and two sub-circular cuts (MWS6909) revealed unstratified medieval pottery (MWS6909). There seems to be an unpublished SEAS document on the site investigation.

In 2004 an excavation (EWS1094) uncovered modern barns or sheds and unstratified Iron Age/Roman pottery and slag.

In 2006 a Fluxgate Gradiometer Survey (MWS7990) by Pre-Construct Archaeology produced results at the site of St Wilfreds Roman Catholic Secondary School that were interpreted as ditches, but an excavation of eight trenches revealed no archaeological features but a watching brief on the same site found prehistoric pottery and iron slag (Pre-Construct Archaeology 2006).

In 2009 an evaluation (EWS1542) by Archaeology South-East of ten trenches again revealed no archaeological features but it was noted in the report 'that the grounds of the school had been significantly landscaped during the creation of the formal gardens in the 1950's and this resulted in the truncation of the stratigraphic sequence' (Archaeology South-East 2009 Project Number 3897).

The archaeological data available suggests that an extensive Iron Age settlement and industrial site have been identified adjacent to the PDA and recent archaeological investigation has had mixed results because of landscape disturbance.

Historic England Guidelines are clear on the significance of such remains and write that industrial sites have the potential of yielding historic information which can only be gained through the use of the scientific investigative techniques of archaeology.

It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested in order to determine, as far as possible, the location, extent, date, character, condition, significance and quality of any archaeological assets that may be present on the site. It should be noted the Local Planning Authority (LPA) can request trial trench evaluation in the pre-determination stages if the archaeological resource is unclear as seems the case with Goff Park.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) indicates that the site's bedrock geology is formed of Weald Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas. These rocks were formed in marginal coast plains with lakes and swamps periodically inundated by the sea or by estuaries, deltas and shallow seas. There are no superficial deposits. (BGS 1:50,000 digital).

The PDA's sits at an average height of 305.12ft (93m) AOD.

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

2.2.1 Conserving and Enhancing the Historic Environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.2.2 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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 (NPPF 2012).

The Crawley Local Plan provides guidance specifically related to development affecting heritage assets (Policy CH12: Heritage Assets) within designated areas, or of buildings and structures.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.3 The Proposed Development

The proposed development will comprise of residential units with associated access roads and landscaping. The PDA was the site of a nursery, now demolished leaving residual bare ground and access roads interspersed with trees. The north is bounded by Goffs Park, an area of woodland surrounding a large pond, open grassland and trails. Goffs Manor (DWS4835), a public house and restaurant, is located on the north-east corner of the site. St Wilfrid's Catholic school is situated on the north-west corner and the car park continues along the west boundary. The Old Horsham Road parallels the south boundary (Figure.3).

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Osborne on behalf of Crawley Borough Council in order to supplement a planning application for a residential development on land situated on the Old Horsham Road, Crawley, West Sussex RH11 8PG, to establish the potential for archaeological features and deposits.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (2014). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2014)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological Databases

The local Historic Environment Record (HER) held at East Sussex County Council provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Crawley.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site.

Relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

4.1.3 *Cartographic and Pictorial Documents*

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by West Sussex County Council, the Internet and Ordnance Survey Historical mapping (Figs. 4-17).

Map Regression 1769-1993

A map regression exercise on maps was carried out on the proposed development area and has shown that the PDA has historically been open land since at least the 18th Century that was later developed into a nursery. Earlier maps of West Sussex have been consulted from the John Speed map of 1610AD and the Crawley Tithe map of 1839. But the detail on these earlier maps is of such a small scale as not to be of use.

From the 1840s the Ordnance Survey started work on the Great Britain 'County Series', modelled on the earlier Ireland survey. A start was made on mapping the whole country, county by county, at six inches to the mile (1:10,560). From 1854, to meet requirements for greater detail, including land-parcel numbers in rural areas and accompanying information, cultivated and inhabited areas were mapped at 1:2500 (25.344 inches to the mile), at first parish by parish, with blank space beyond the parish boundary, and later continuously. (Figures. 4-17)

In the OS map of 1874 the PDA, field 645, is set in a landscape of open fields with a small area of woodland and pond to the north boundary and the London to Worthing Road (Old Horsham Road) to the south. The grounds of Goffs Hill (Goffs Manor) join the east boundary and small holding 646, is on the southwest corner with Oakwood and The Elms close by. In the southeast corner of the PDA is a small enclosure 647 with a rectangular building (BM 300.2) and a small structure possibly a well (Figure 4).

In the OS map of 1897 the PDA, field 682 (4.475 a.), has become an extension of the gardens that surround Goffs Hill. The small enclosure in the southeast corner has

been removed and in its place are a pump and a long driveway that leads to the new Goffs Park House, a substantial building to the northwest corner. The smallholding to the southwest corner has been reconfigured to allow for the entrance driveway that leads to the new Bank Hall. The Elms has also undergone some development (Fig. 5).

In the OS map of 1910-11 the open ground of the PDA has reduced to 3.061 acres as larger areas of parkland have been cultivated. The south buildings of Goff Manor have been removed and a new access road has been created. The area has become more developed. Bank Hall is now known as The Hollies. A water tower and reservoir have been installed to the south of the Horsham Road and three small dwellings have sprung up in the vicinity of the Goffs Park Road. Springfield farm is now known as Springfield and the yard area is formal gardens with a Sundial and Fountain (Fig. 6)

In the OS map of 1932 Goffs Hill has become Goffs Park. A lake and a boathouse have been installed and a promenade with circular head runs northeast to southwest across the PDA. Goffs Manor has been reduced again so that an L shaped building is all that remains. The Elms is now known as Buckswood Grange and there have been small amounts of development along the Horsham Road (Fig. 7).

In the OS map of 1937 a Flagstaff has been installed adjacent to the promenade. The Hollies is once again known as Bank Hall (Fig. 8).

In the OS map of 1946 the promenade is now tree-lined. Adjacent to the east boundary of Buckswood Grange is Buckswood Grange Camp. A new Road, the A264, joins the Horsham Road from the North. Benchmark has been added to the south side of the Horsham Road opposite the PDA (BM296.26) Fig. 9.

In the OS map of 1960 - 66 Goffs Manor entrance has changed position to accommodate the new road. The Church of Jesus Christ of Latter Day Saints has been built at the point where the Horsham Road and the A264 meet. The promenade has been replaced by a rectangular building with three glasshouses abutting and an access road from the Horsham Road. A cart track runs along the west boundary.

Bank Hall has been divided into three dwellings – Tackers, Oakwood Lodge, and Monkshood. St Wilfrid’s School has been built to the west and Buckswood Grange and Buckswood Grange Camp have been demolished and the land cultivated into parkland (Figures 10-12).

In the OS map of 1967-74 the glasshouses have been enlarged and an additional glasshouse has been added to the east and a large building to the west. The British Legion Club is on the west boundary. St Wilfrid’s School has doubled in size. New housing estates have sprung up to the south of Horsham Road and replacing Springfield in the northeast. The A264 is now The Horsham Road and the original Horsham Road is known as The Old Horsham Road (Fig.13).

In the OS map of 1985-95 the nursery has been further extended with the addition of two large buildings and the extension of the access road north to Goffs Park (Figures 16- 17).

4.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth and Historic England was undertaken. From 2001 -2012 the nursery is still in situ on the grounds of the PDA. In 2007 small changes to the layout of the buildings and the archaeological evaluation trenches in advance of the construction of the new St Wilfrid’s School. By 2012 the new school had finished and the nursery has been demolished (Plates 1-4).

4.1.5 Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are

considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the area is diverse and comprises possible activity dating from the prehistoric period through to the modern period. The geographic and topographic location of the site is within a landscape that has been the focus of trade, travel and communication.

5.2 History of the site

Mesolithic flints of the Horsham Culture type testify to Crawley being settled from the earliest periods of human history and Neolithic tools and burial mounds and a Bronze Age sword suggest that settlement of the area was continuous.

Owing to its rich source of Iron Ore found in the Weald's clay beds the Iron smelting process has long been a part of Crawley's history and development. Two Iron Age furnaces were found at Goff Park and it became the centre of Iron working during

the Roman period. Saxon Settlers were responsible for the name, meaning Crow's Wood, 'crow' *crawe* and 'woodland clearing' *leah*, later adapted to *Crauleia*, *Crawele* and *Croule* and finally *Crawley*. It is not mentioned in the Domesday Book of 1086, the first written record appearing in 1202 when King John issued a licence for a weekly market. By 1267 the parish church of St John the Baptist's was built. The nave still survives from the 14th century, but in the 15th century the roof was rebuilt, a tower was added to the west, the windows were enlarged and a rood screen was installed between the chancel and the nave. The earliest surviving memorial carvings and stones are also from this period. The bells were replaced in the 1742 by Thomas Lester and again, in 1880, by Gillet Bland & Co; the church underwent significant development at this time with a new north aisle, porch, chancel and organ chamber. Iron Ore deposits had been mined and smelted here for centuries but in the 15th century new technologies developed in the Ardennes Forest reached Sussex and it quickly became the centre of the English Iron Industry. The ancient Wealden Forest became a source of fuel and large areas disappeared, changing the landscape forever. In 1573 a Royal Commission noted that the foundries were destroying the forests, damaging the roads with heavy traffic and spoiling agricultural land. In response to this a law was passed in 1581, preventing any new iron works and preserving the trees within 12 miles of the coastline for shipbuilding.

The glass industry competed heavily with the iron industry, but Parliament decided in favour of Iron and banned the use of wood in the glass furnaces.

The positive legacy of these industries was the wealth that was accumulated and poured into the construction of 16th and 17th century fine houses for the 'Ironmasters', who owned the foundries.

Crawley had grown and prospered from the Iron industry and with the construction of the London to Brighton Road (now the A23) in 1770, providing travel to the popular seaside resort it became a busy staging post. The 16th century George hotel was once one such building and is now Grade II Listed.

The railway arrived in 1848 and by the 1861 it provided employment for almost a quarter of the town's population. A house building expansion followed, known as 'New Town' and in 1891 a racecourse was opened on farmland at Gatwick and held the Grand National during the years of the First World War. A private airfield opened

adjacent to the racecourse in 1930 and was claimed by the Royal Air Force during the Second World War.

Crawley was one of the new towns created by the New Towns Act of 1946, designed for the purpose of moving people out of London following the Second World War. The expansion of the town swallowed up the villages of Three Bridges, Ifield and Pound Hill.

Buchan Country Park is 170 acres of woodland and heathland, carved out of St Leonard's forest and forming part of the High Weald Area of Outstanding natural Beauty; Spruce Hill, Silver Hill and Target Hill surround Douster Pond and Island Pond.

Tilgate Park is over 2000 acres of woodland and heathland. Originally part of the ancient Worth Forest and the Tilgate Estate, its history can be traced to the Norman Conquest. Tilgate Mansion, built in the 1860's was demolished in 1965, although the walled kitchen garden and Silt Lake remain. In the 1820's it was the location of the discovery of some of Gideon Mantell's finest Paleontology specimens and is now home to rare species of Pink Pigeons, Red Squirrels and White Park Cattle.

5.3 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 13 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

No events, monuments, Listed Buildings, farmsteads, historic parks & gardens or conservation areas are recorded within the confines of the proposed development area (PDA). Two archaeological notification areas, four events, ten monuments and

two listed buildings are within the vicinity of the PDA and of those one listed building is visible from the PDA. The HER area searched was on a 500m radius (see HER mapping Appendix 3).

A Neolithic ground celt and a stone axe of ophitic dolerite (MWS1252) were found directly south on the other side of the old Horsham road.

Two Archaeological Notification areas are located within c.50m east (DWS8651) and c.100m south (DWS8654); an Iron Age pottery manufacturing site where the excavation of enclosure ditches (MWS678) produced 'eyebrow' and 'painted' iron age pottery dating to 250-30BC and a Roman domestic/iron working site complete with bloomeries, ore-roasting areas, three slag heaps, 36 smelting furnaces, puddling pits, a water reservoir and a possible blacksmith's shop and an enclosure measuring 76m x 63m containing a group of domestic buildings. A bloomery (MWS7619) is listed within c.150m east of the PDA on the Wealdon Iron Research Database.

Goffs Manor (MWS10806/DWS4867) a Grade II Listed building, lies on the east boundary and shares visibility with the PDA. It has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' project; A Medieval 3-sided loose courtyard style farmstead with detached farmhouse set side on to the yard, in an isolated location retaining less than 50% for its original form.

Little Buckswood Farm (MWS11990) has also been identified in the Historic Farmsteads project. It is a medieval four sided L-Plan loose courtyard style with detached farmhouse set away from the yard, in an isolated position and retaining less than 50% of its original form.

A brick and tile kiln was known to be in existence from 1882 (MWS4880) within c.150m east of the PDA. It is marked on the 1895 OS Map and closed in the 1920's.

DWS4835 within c.150m south

An excavation carried out on Horsham Road (EWS989), within c.150m east of the PDA uncovered four 18th/19th century barns or sheds (MWS8524) associated with agricultural or industrial use. Unstratified Iron Age and early Roman pottery and slag were found at a later date consistent with the iron-working activity in the vicinity.

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in the assessment.

6. ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The discovery of a Neolithic ground celt and a stone axe of ophitic dolerite (MWS1252) within 50m of the PDA suggests prehistoric activity, however archaeological assessments carried out around the PDA in 2004 and 2006 found no evidence relating to this period. Therefore, the potential for finding remains dating to the prehistoric period within the confines of the PDA is considered **Low**.

6.2 Iron Age

The site lies immediately to the west of an Archaeological Notification Area of 4.61 Ha (DWS8651), thought to be the location of an Iron Age Settlement. Iron Age pottery dating to 250-30BC (MWS678) was found c.50m from the PDA and an Iron Age Bloomery (MWS7619) within c.100m of the PDA. Recent archaeological assessments in the vicinity of the PDA found no evidence relating to this period. Therefore, the potential for finding remains dating to the Iron Age within the confines of the PDA is considered **High**.

6.3 Romano-British

The site lies some c.250m to the north of an Archaeological Notification Area of 16.13 Ha (DWS8654), the location of a Roman ironworking site. Many features relating to the manufacture of iron were represented including blomerics, ore-roasting areas, slag heaps and smelting furnaces, puddling pits and a water reservoir. However, recent archaeological assessments in the vicinity of the PDA have revealed no evidence of activity from this period. Therefore, the potential for finding Romano-British archaeology within the confines of the PDA is considered to be **High**.

6.4 Anglo-Saxon

There is no evidence of Anglo-Saxon activity within the search area, therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **Low**.

6.5 Medieval

The Medieval period is represented with the historic farmsteads of Goffs Manor (MWS10806) located on the south-eastern boundary of the PDA and Little Buckswood Farm (MWS11990) at a distance of c.250m to the south. Therefore, the potential for finding remains on the development site is considered as **Moderate**.

6.6 Post-Medieval and Modern

An excavation (EWS989) carried out on Horsham Road, within c.150m east of the PDA uncovered four 18th/19th century barns or sheds (MWS8524) associated with agricultural or industrial use. Unstratified Iron Age and early Roman pottery and slag were found at a later date consistent with the iron-working activity in the vicinity.

To the south-eastern boundary is a Grade II Listed Building, Goffs Manor (DWS4835) continued through the post medieval and in to the modern period. Cheals Garden Centre (DWS4867), formerly Buckswood Farmhouse, is a 16th Century Grade II Listed building c.250m to the east of the site. A brick and tile kiln (MWS4880) is known to have been in use c200m east of the PDA. Therefore, the potential for finding remains dating to the post-medieval period is therefore considered as **Moderate**.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **High**
- Roman: **High**
- Anglo-Saxon: **Low**
- Medieval: **Moderate**
- Post-Medieval and Modern: **Moderate**

7. IMPACT ASSESSMENT

7.1 Introduction

Cartographic Regression, Topographical Analysis, and and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and historical research (5.2) indicate that the PDA has been the location of a commercial nursery with nursery tunnels, hot-houses hard-standing areas and access roads. These processes may have had some affect on any buried archaeological deposits. However, there is the potential for survival below the areas of disturbance which can be characterised by an archaeological evaluation. However, without any site investigative results the previous impacts from the construction of the nursery are considered **medium**.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. Prior to being a nursery, the site was open fields and probably subject to agricultural use. The cultivation of crops and plants may have had some affect in the upper ground levels. Therefore, the impact of agricultural and horticultural damage is considered to be **Low**.

7.3 Proposed Impacts

7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of residential housing and associated access roads and landscaping.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and

contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Low impact**
- Landscaping may result in the displacement of shallow features and deposits – **Low impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **Medium impact**
- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot traffic in close proximity to a Listed Building – **Low impact**

7.4 Proposed mitigation for the impact of the construction process

Archaeological evaluation may be required before development to assess whether or not archaeological features and deposits remain, particularly in relation to the Iron Age and Roman iron working sites within the vicinity.

The adherence to the general requirements required by HSE to increase safety, reduce risk and lessen the impact of the construction process on the site.

8. MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **Moderate** to **High** archaeological potential.

9. OTHER CONSIDERATIONS

Setting of Listed Buildings

One of the tasks of the site visit (Figure 2: Views 1-8) was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

Goffs Manor (DWS4835), one of Horsham’s oldest buildings, is sited on the south-eastern boundary and once formed part of the Goff Park estate. It is a Grade II Listed building, the earliest part of which dates to c.1450 and later to the 16th Century; constructed in L-shaped plan of two storeys with four casement windows and a Horsham slab roof. The interior retains the original ceiling beams and open fireplace.

It is a Public House and Restaurant with a garden and duck pond and shares direct intervisibility with the site. To the south east of the site is Cheals Garden Centre (DWS4835), formerly listed as Little Buckswood Farmhouse. It is a Grade II Listed building dating to 16th Century. Constructed in L-shaped plan of two storeys with pitched hip roof and noted for a fine brick chimneystack; the interior has retained the exposed beams and inglenook fireplace. It is at some distance from the PDA and is screened by medium density housing and therefore, has no shared intervisibility.

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to West Sussex County Council (Heritage) within 6 months of completion.

9.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at West Sussex County Council, and therefore considered as being reliable.

9.3 Copyright

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Paul Wilkinson PhD., MCIfA., FRSA.

22nd February 2016

Updated 14/07/2016

10 REFERENCES & BIBLIOGRAPHY

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by West Sussex HER

Crawley Historic Character Assessment Report (December 2008)

APPENDIX 1 ARCHAEOLOGICAL SITES

HER Ref.	Location	Period	Summary
DWS8651	E of Site	Iron Age	Archaeological Notification Area 4.61 Ha centred on TQ 26169 36288 – Iron Age Settlement
DWS8654	S of Site	Roman	Archaeological Notification Area 16.13 Ha centred on TQ 26076 35280 – Roman Ironworking site
EWS1542	West of site	No archaeological features	2009 Evaluation – No archaeological features.
EWS1094	W of site	N/a	DBA 2006
EWS989	E of Site	18 th /19 th Century	DBA 2004/ Excavation 2004 Modern barns or sheds, Iron age/ Roman pottery and slag
EWS767	E of Site	N/a	DBA 2002
MWS7990	W of Site	Iron Age	2006 Fluxgate Gradiometer Survey and evaluation of 8 trenches. No archaeological features.
MWS1252	S of site	Neolithic	Find spot – Neolithic ground celt and a stone axe
MWS10806	E of Site	Medieval	Historic Farmstead
MWS4398	E of Site	No archaeological features	10no trenches evaluation – no archaeological features
MWS678	E of Site	Iron Age	1970 Excavation of two ditches with pottery from 250-30BC
MWS8524	E of Site	Post Medieval	Rural Site
MWS6909	E of Site	Undated	Two sub-circular cuts – unstratified medieval pottery
MWS7619	E of Site	Iron Age	Bloomery on Wealdon Iron Research Database
MWS4880	E of Site	Post medieval to Modern	Brick and tile kiln on map 1882/ closed 1920's

MWS11990	SW of Site	Medieval	Historic Farmstead
HWS21946	E of Site	Post Medieval to Modern	Landscape – Woodland Regenerated
HWS21878	N of Site	WW1 to WW2	Landscape - Informal Parkland
HWS21875	Within Site	Post Medieval to Modern	Landscape - Expansion
HWS21874	E of Site	Medieval	Landscape - Historic Dispersed
DWS4867	E of Site	16 th Century	G II Listed Building – Cheals Garden Centre formerly Little Buckswood Farmhouse
DWS4835	SW of Site	16 th Century	G II Listed Building – Goffs Manor



Plate 1. 2001 Google Earth



Plate 2. 2005 Google Earth



Plate 3. 2007 Google Earth



Plate 4. 2012 Google Earth



Plate 5. View 1 (looking north) Figure 2



Plate 6. View 2 (looking east) Figure 2



Plate 7. View 3 (looking north) Figure 2



Plate 8. View 4 (looking west) Figure 2



Plate 9. View 7 (looking west) Figure 2



Plate 10. View 6 (looking north) Figure 2



Plate 11. View 8 (looking south-west) Figure 2



Plate 12. View 9 (looking north) Figure 2

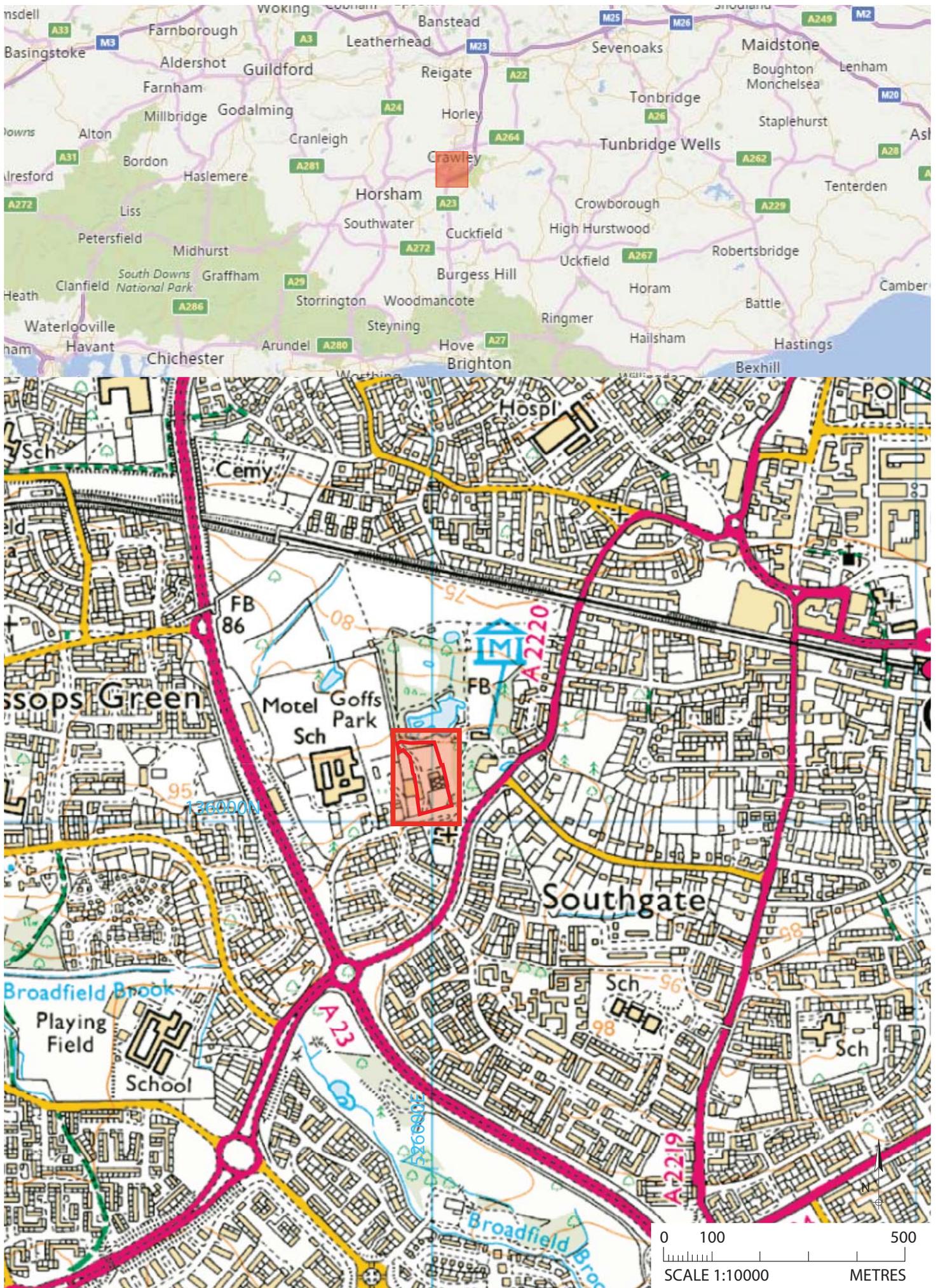
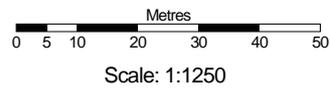
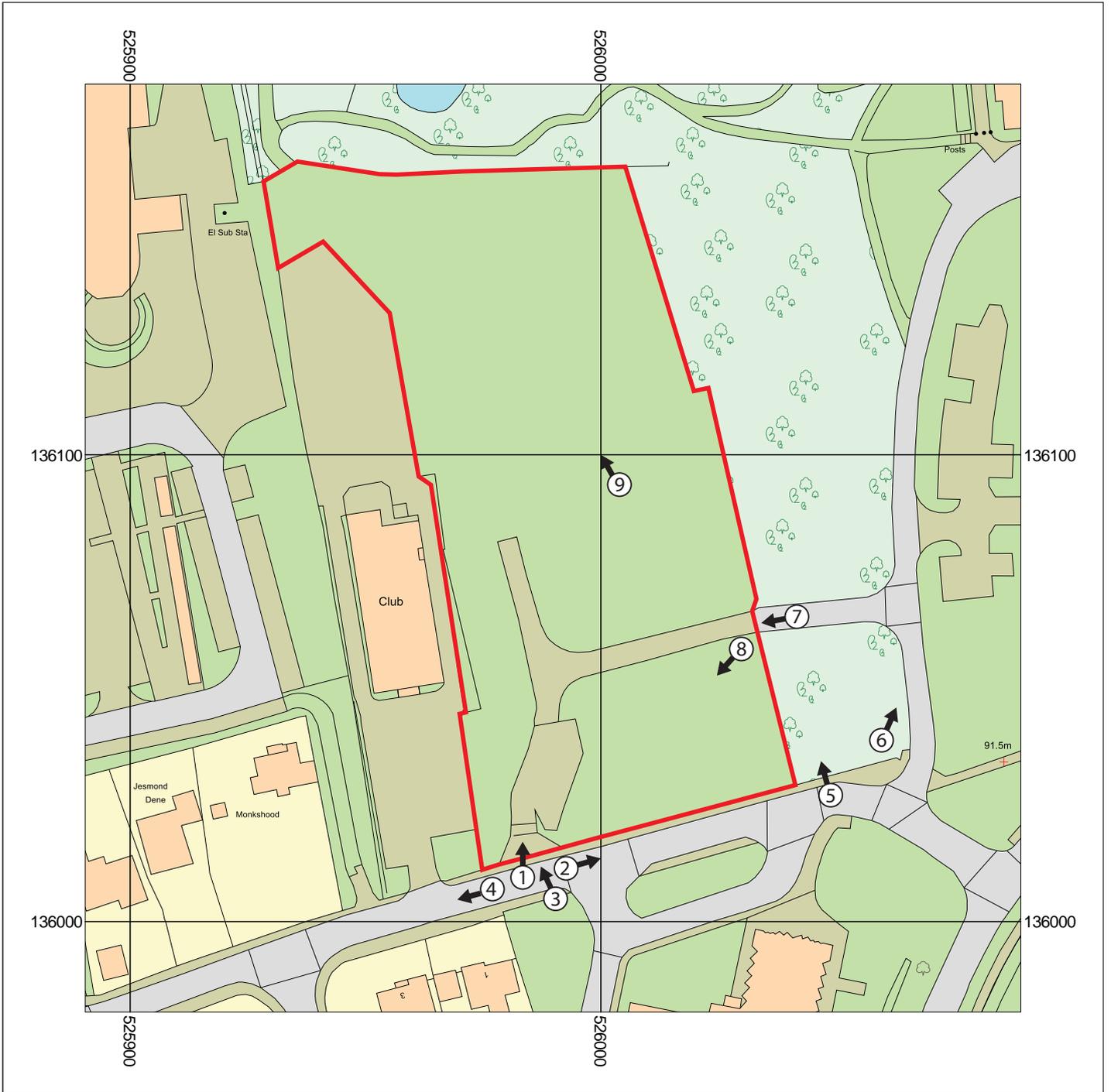


Figure 1: Site location map, scale 1:10000



KEY:
 ← ① - Plate number and looking direction

Figure 2: Site location plan with marked plates, scale 1:1250.



Figure 3: Plan of proposed development, scale 1:500 @ A3.

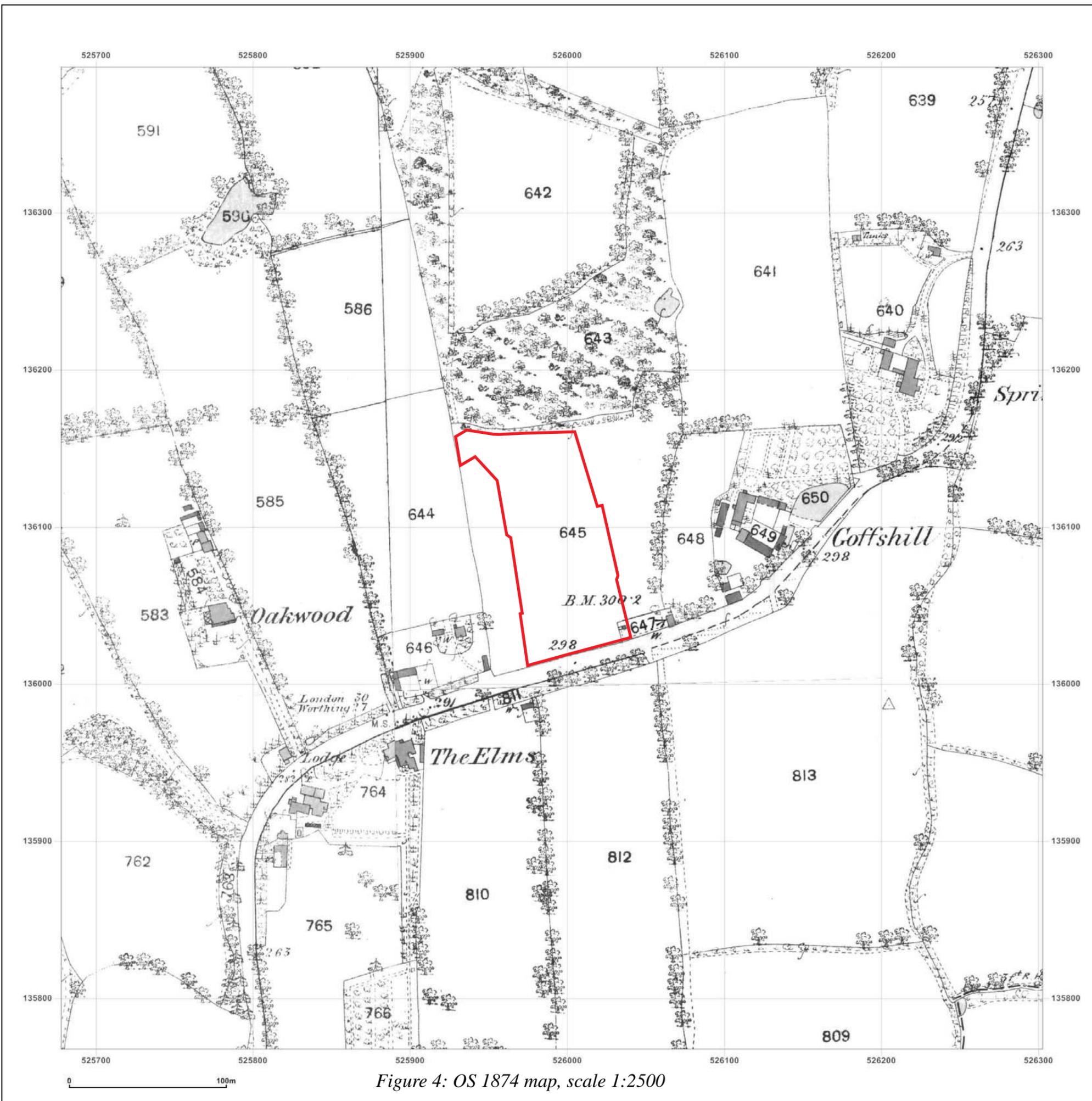


Figure 4: OS 1874 map, scale 1:2500

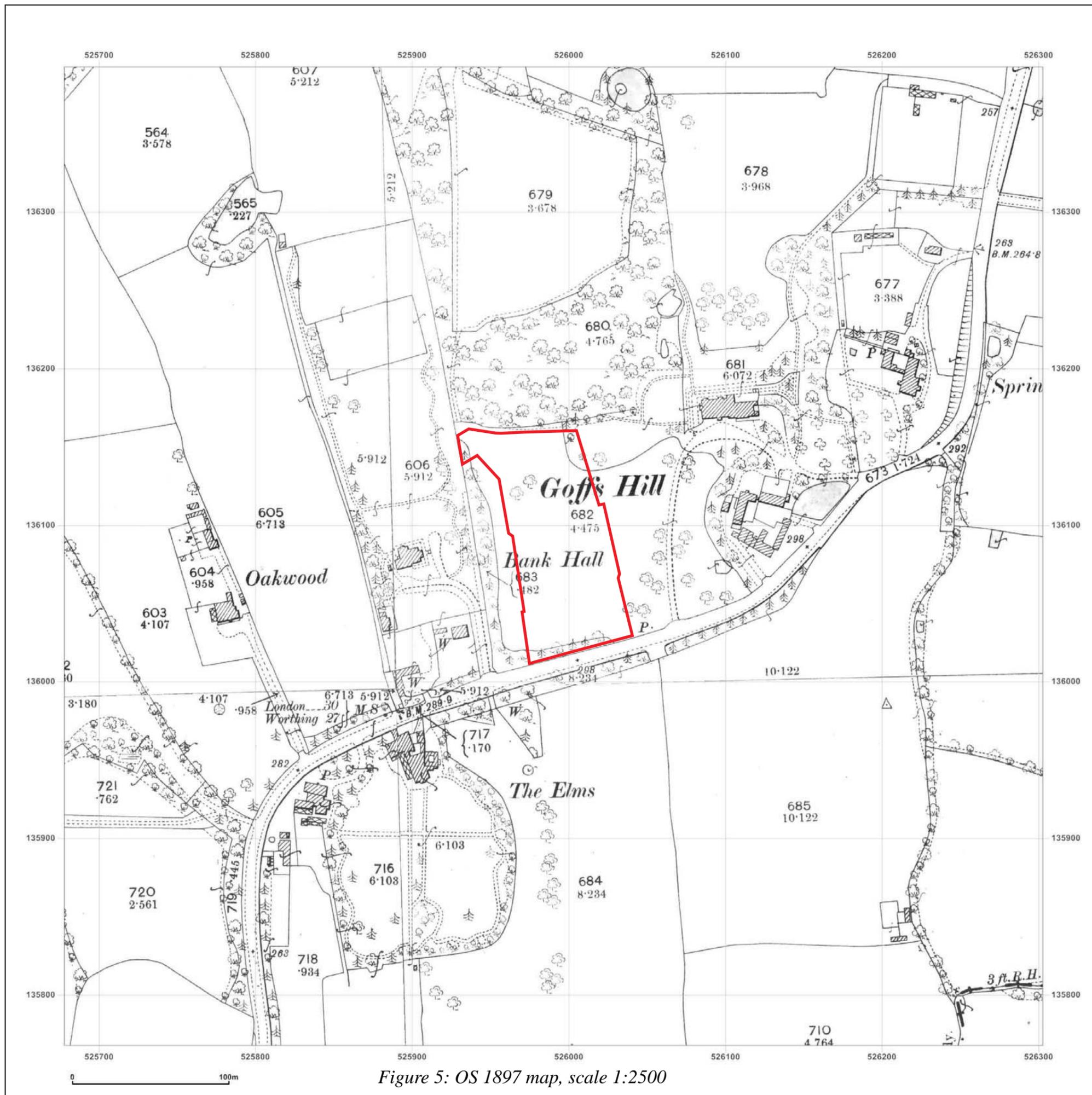


Figure 5: OS 1897 map, scale 1:2500

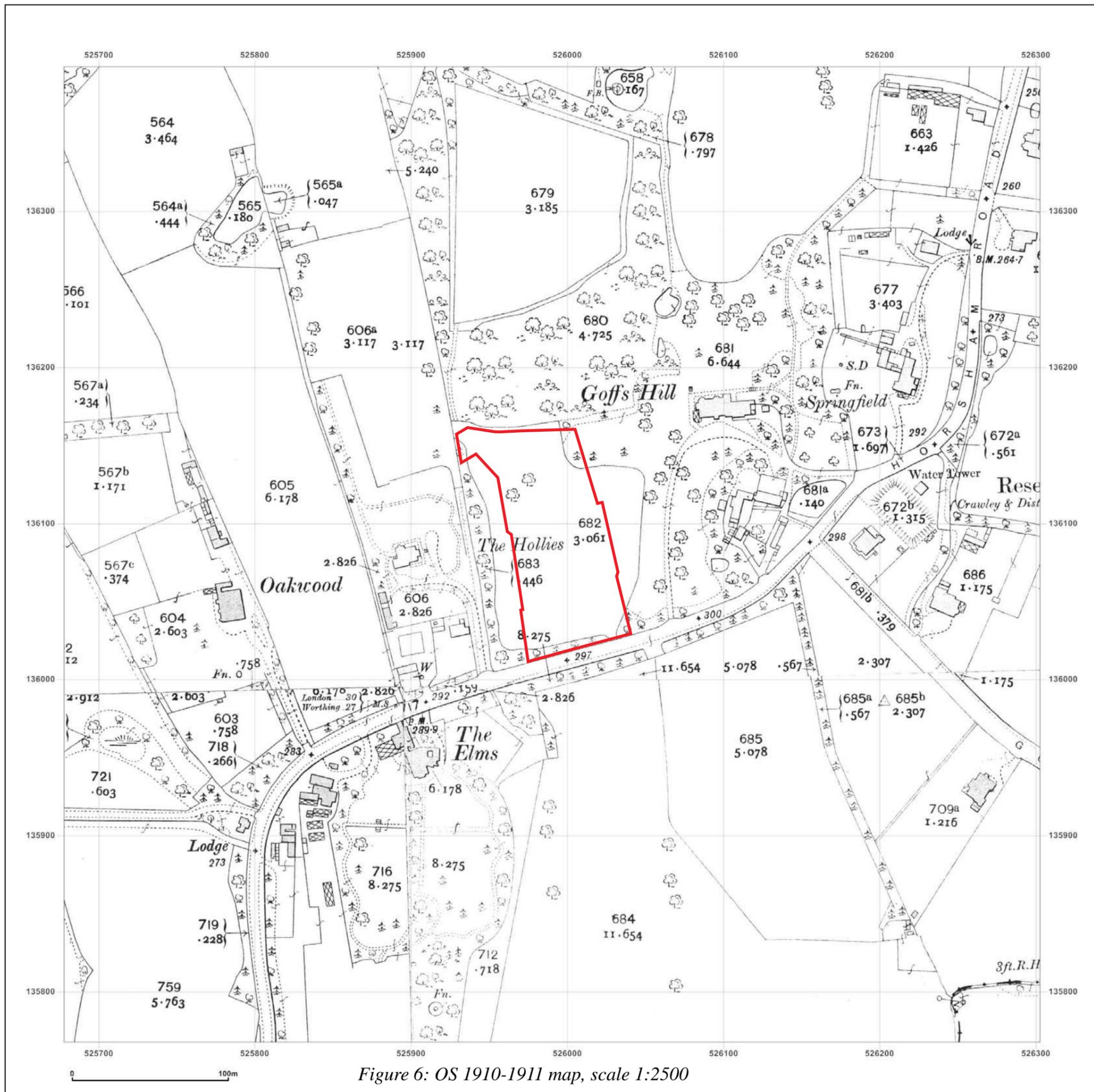


Figure 6: OS 1910-1911 map, scale 1:2500

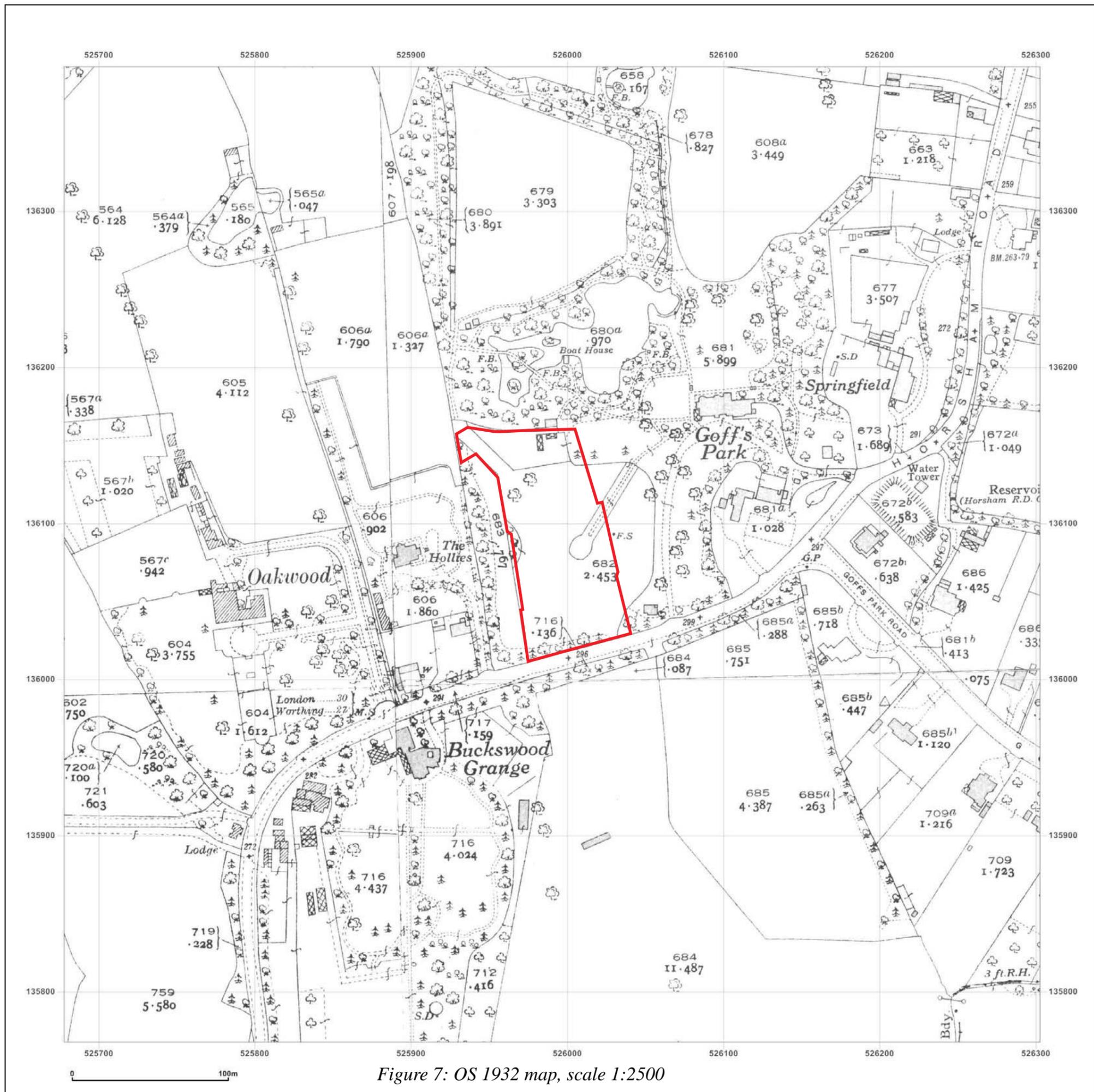


Figure 7: OS 1932 map, scale 1:2500



Figure 8: OS 1937 map, scale 1:2500

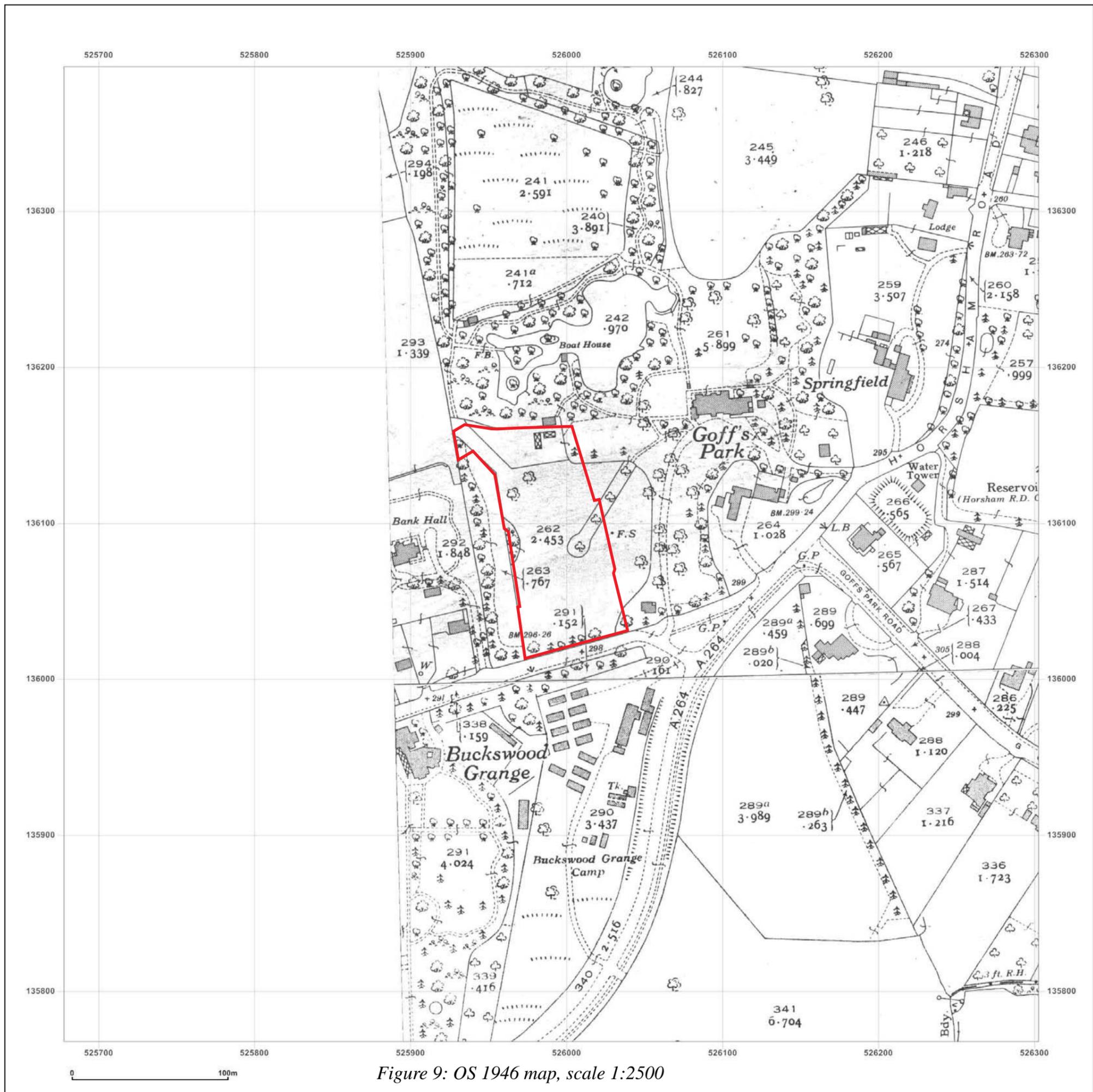


Figure 9: OS 1946 map, scale 1:2500



Figure 10: OS 1961-1965 map, scale 1:2000



Figure 12: OS 1966 map, scale 1:2500



Figure 13: OS 1967-1972 map, scale 1:2000



Figure 14: OS 1973-1974 map, scale 1:2000



Figure 15: OS 1985 map, scale 1:2000



Figure 16: OS 1993 map, scale 1:2000



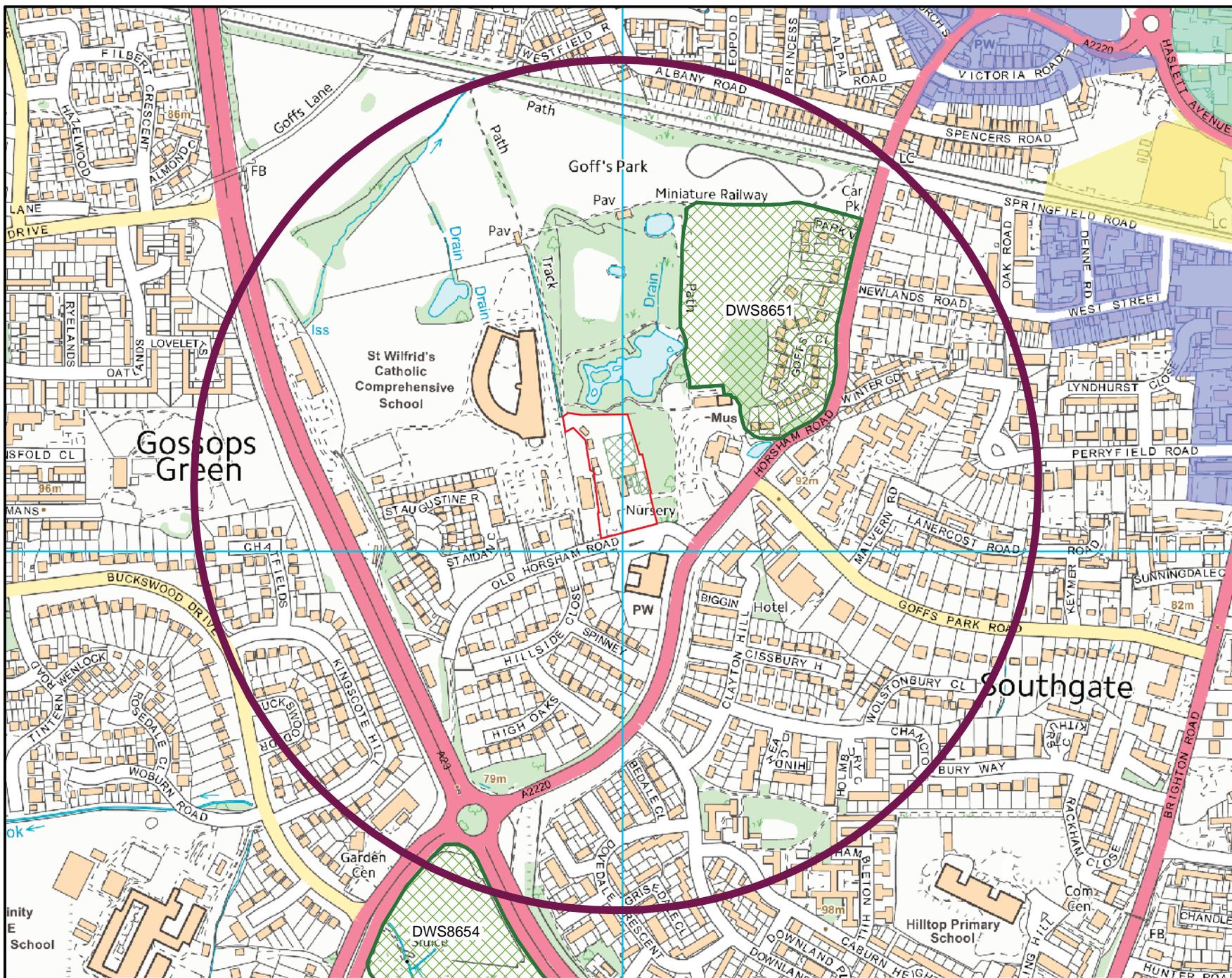
Figure 17: OS 1995 map, scale 1:2000

500m Radial Search centred on NGR 525990 136080, Crawley - Archaeological Notification Areas



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Legend

500m Radial Search Area

ANAs

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Appendix 3

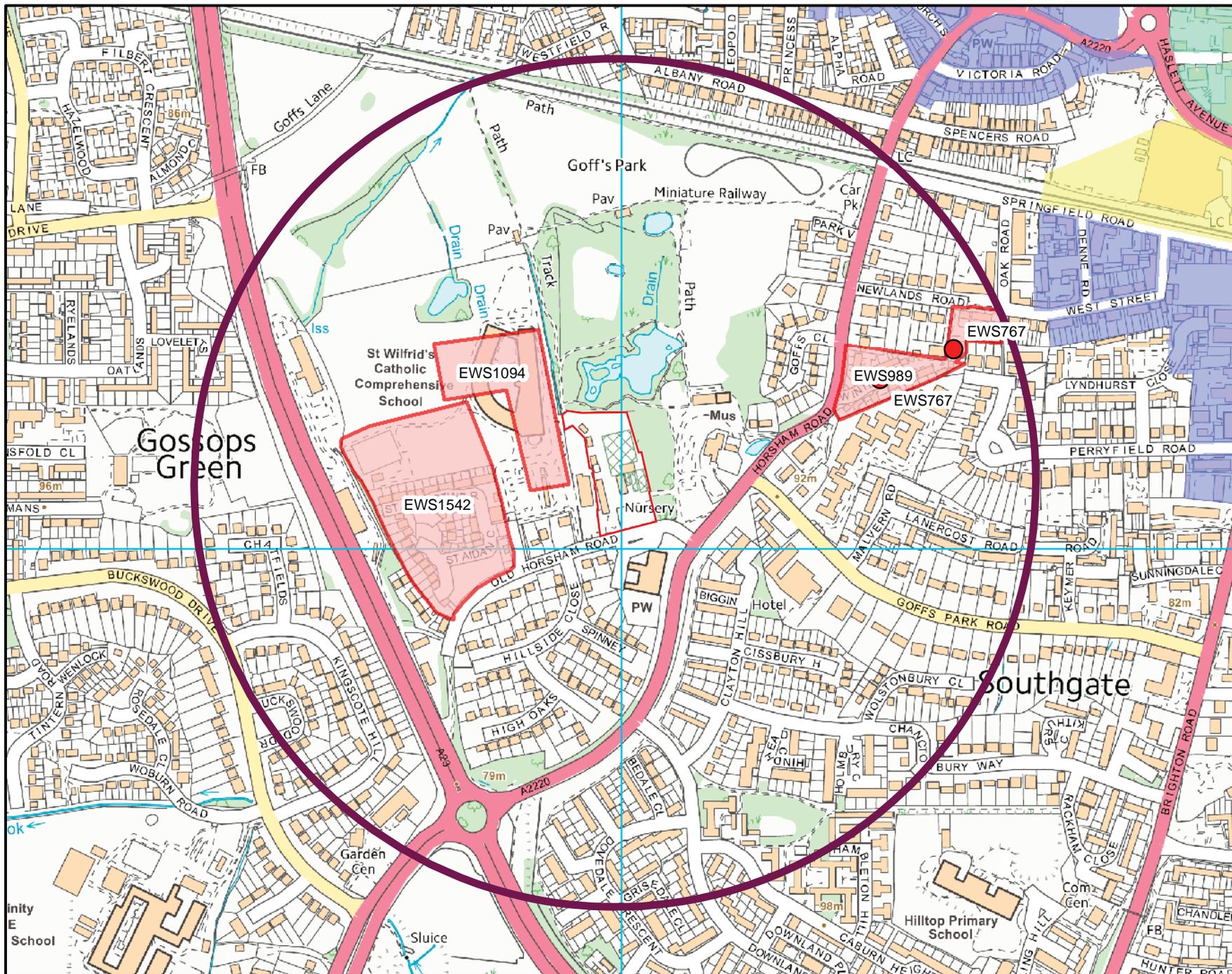


500m Radial Search centred on NGR 525990 136080, Crawley - Event/Activity Data



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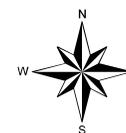
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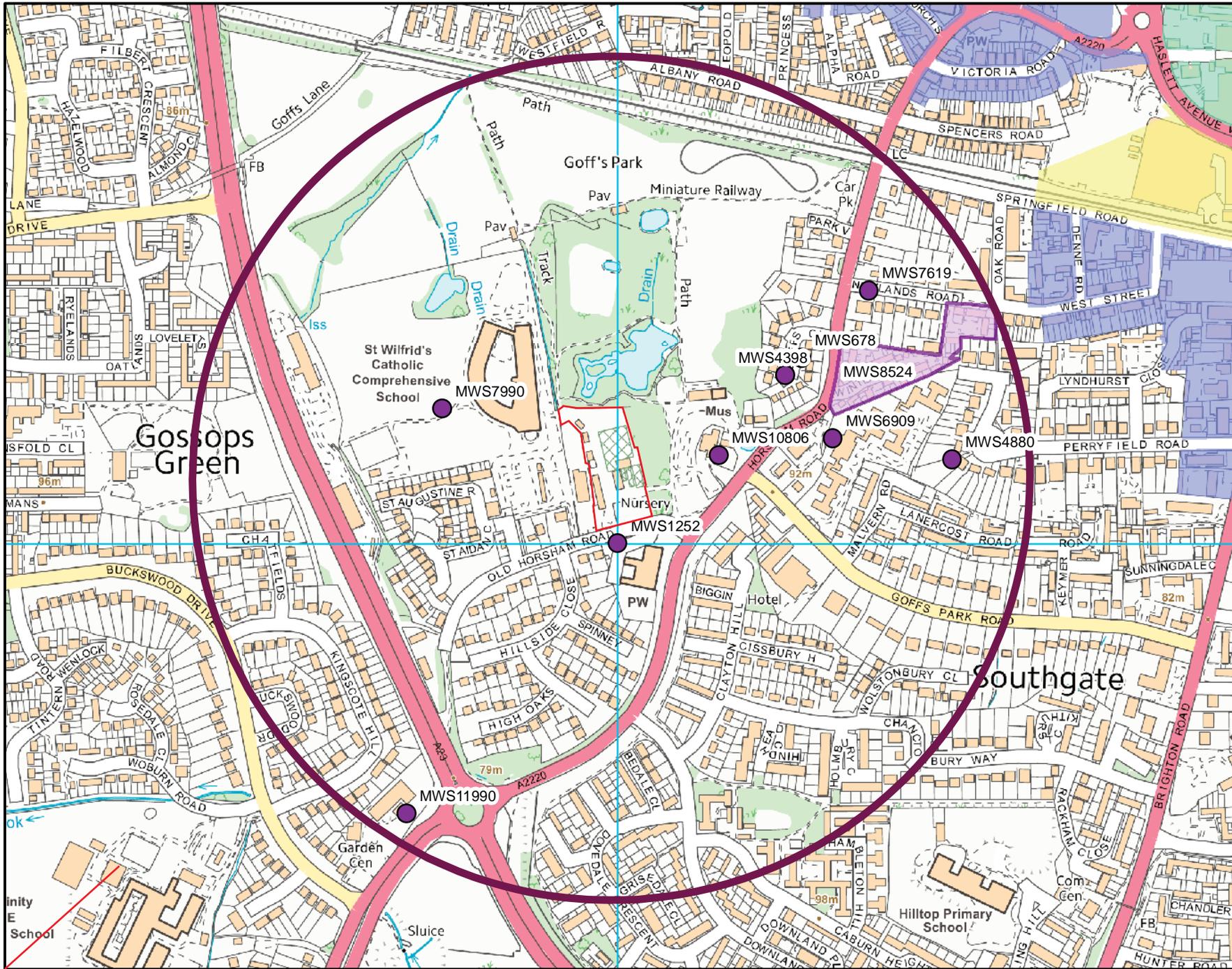


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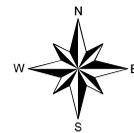
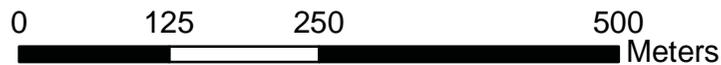
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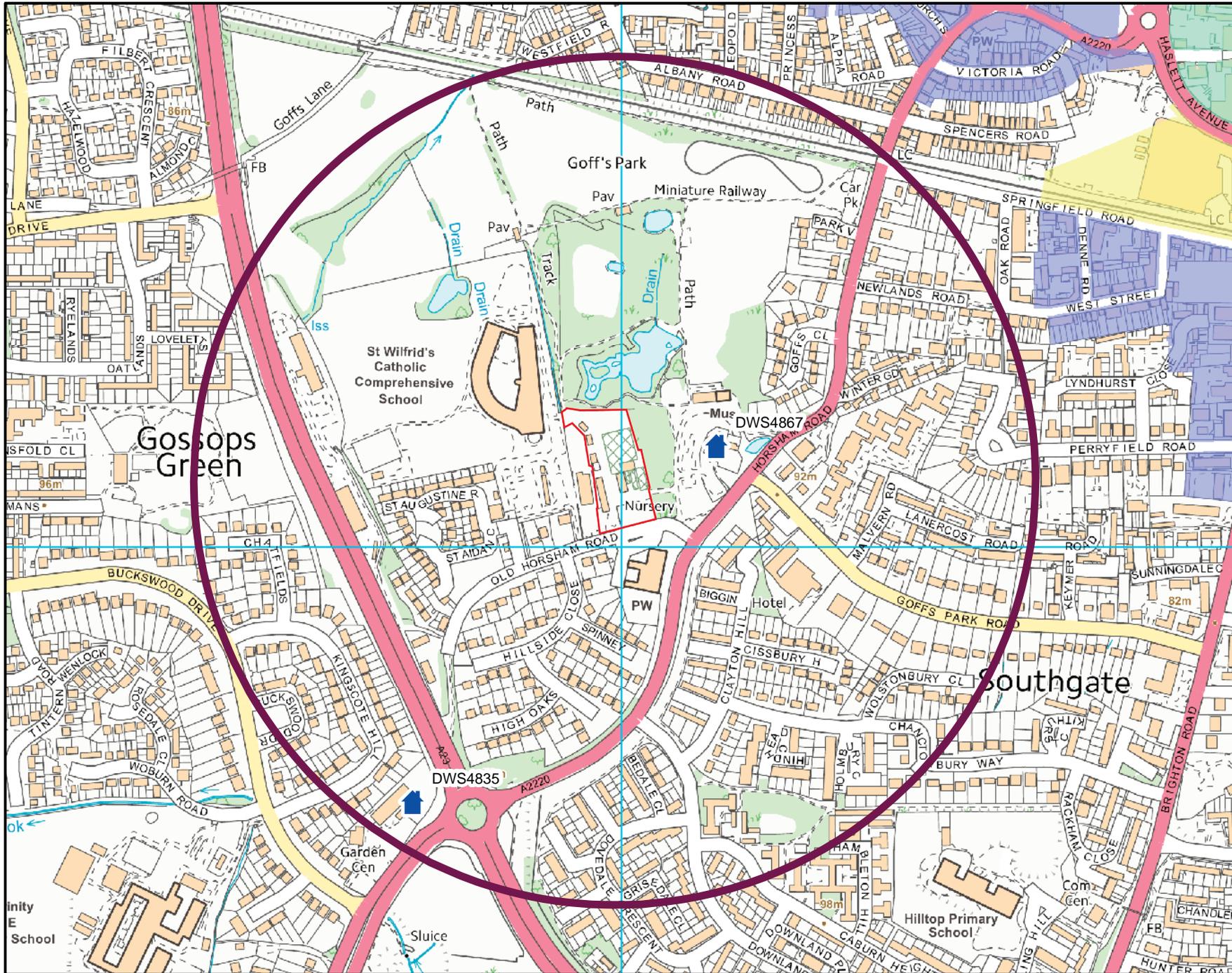


500m Radial Search centred on NGR 525990 136080, Crawley - Listed Buildings



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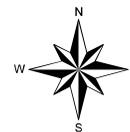
500m Radial Search Area

Listed Buildings

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