

# Archaeological Desk-Based Assessment in advance of the proposed development at the site of Spring Copse Business Park, Slinfold, West Sussex

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Archaeological Desk-Based Assessment in  
Advance of the proposed development at the site  
of Spring Copse Business Park, Slinfold, RH13 0SZ

NGR: TQ 511028 131042



Report for DHC Architects

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## **Archaeological Desk-Based Assessment in Advance of the proposed development at the site of Spring Copse Business Park, Slinfold, RH13 0SZ**

NGR: TQ 511028 131042

### **1. SUMMARY**

**1.1** *SWAT Archaeology has been commissioned by DHC Architects to carry out an archaeological desk-based assessment on the site of Spring Copse Business Park, Slinfold RH13 0SZ.*

**1.2** *The proposed development comprises of upgrading and extension of manufacturing and warehouse facilities within the existing Spring Copse Business Park.*

**1.3** *The proposed development area (PDA) is located in the south of England, in the north of the county of West Sussex, the district of Horsham and the village and civil parish of Slinfold. The PDA (NGR: TQ 511028 131042) is located to the southwest of the village in a rural area centered between The Haven 2km west, Broadbridge Heath 3.8km east, Clemsford 2.8km north and Five Oaks 2.7km south. The site comprises of c.3.4 Ha, and that forms Spring Copse Business Park. It is bounded to the north by the Downs, to the east and south by trees, hedges, Mead Cottage and Mead farmland and to the west by Stane Street (A29) (Fig.1-2).*

**1.4** *This Desk Based Assessment has examined the wide variety of archaeological data held by WSHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- *Prehistoric: **low***
- *Iron Age: **low***
- *Romano-British: **high***
- *Anglo-Saxon: **low***

- *Medieval: moderate*
- *Post-medieval: moderate*
- *Modern: low*

*The Desk Based Assessment concludes that the site has a **moderate to high** potential for archaeological discoveries.*

## **2. INTRODUCTION**

**2.1** The PDA is centered on the National Grid Reference: TQ 511028 131042

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

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

**2.3** This report is a desk-based appraisal from known cartographic, photographic and Archaeological sources and is a research led statement on the archaeological potential of the proposed development.

**2.4** It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.



### **3. GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

**3.1.1** The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Weald Clay Formation (mudstone); sedimentary Bedrock formed approximately 126 to 134 million years ago in the cretaceous period in a local environment previously dominated by swamps, estuaries and deltas.

**3.1.2** There are no superficial deposits recorded in this area.

#### **3.2 Topography**

**3.2.1** The PDA sits at an average height of 35m AOD. It is located c.875m southwest of the village of Slinfold on the east side of Stane Street (A29) that originated as the Roman Road from Chichester to London and follows the River Arun valley to Pulborough. It is located some 6km west of the town of Horsham and is set within a group of villages – Clemsford 2.8km to the north, Broadbridge Heath 3.8km to the east, Five Oaks 2.7km to the south and The Haven 2km to the west (Fig.1).

#### **3.3 Historic Hedgerows**

The PDA is located in a rural part of the town and is currently the Spring Copse Business Park. OS maps suggest that there was a copse to the east side of the site and a tree or hedge boundary to the west side. The site was developed in to a farm and timber yard in the early to mid C20th and then in to a commercial park towards the latter part of the C20th. Much of the hedgerow and trees were disrupted during the construction, therefore, it is unlikely that the vegetation to the boundaries is historic and rather planted as a landscape feature connected with the construction. A small area of copse may survive to the south boundary. The site may have vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 5-8).

The proposed development is unlikely to have any impact on the vegetation.

## **4. PLANNING BACKGROUND**

### **4.1 The Proposed Development**

The proposed development area comprises of c.3.38 hectares that comprises the Spring Copse Business Park with a planning application for the upgrading and extension of manufacturing and warehouse facilities.

### **4.2 The National Planning Policy Framework (March 2012) Policy 12**

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

#### **4.2.1 Conserving and Enhancing the Historic Environment**

Paragraph 126. 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.

**4.22** Paragraph 128. 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 significant.

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).

#### **4.3 Planning Policy Guidance**

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning

#### **4.4 Statutory Protection**

Both above and below ground archaeological remains that are considered to be important nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **4.5 Regional Policies**

**4.5.1** Horsham District Local Plan (adopted 2015) lists the following policies relevant to archaeology:

Policy SD5: Open space, sport and recreation – Landscape

Chapter 9: Conserving and enhancing the natural and built environment – Heritage and Design

Policy 34 - Heritage and assets and managing change within the historic environment

**4.5.2** The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

**4.6** This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes 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.

## **5. PROJECT CONSTRAINTS**

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

## **6. AIMS AND OBJECTIVES**

**6.1** The Desk-Based Assessment was commissioned by DHC Architects, in order to supplement a planning application for the proposed upgrading and extension of manufacturing and warehouse facilities to establish the potential for archeological features and deposits.

### **6.2 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)*

## **7. METHODOLOGY**

### **7.1 Desk-Based Assessment**

#### **7.1.1 Archaeological Databases**

The West Sussex Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Slinfold. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and 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.

#### **7.1.2 Historical Documents**

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

#### **7.1.3 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. 3-10).

#### **7.1.4 Aerial Photographs**

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-4).

#### **7.1.5 Geotechnical Information**

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

### **7.1.6 Secondary and statutory resources**

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

## **8. RECENT ARCHAEOLOGICAL INVESTIGATIONS**

**8.1** 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 into the assessment.

### **8.2 Archaeology**

**8.2.1** The site falls within an archaeological zone of interest that runs along the Roman Road of Stane Street that provided an ancient route from London to Chichester. When the road was rebuilt in 1809-10 it was repositioned slightly west of the original route and consequently part of the Roman Road may still survive to the east side of Stane Street. An evaluation (EWS1366/MWS11680/MWS12087) undertaken at Slinfold Park Golf and Country Club c.50m west of the PDA between 2009-2013 by West Sussex Archaeology identified a Roman farmstead confirmed by field boundaries shown on C19th OS mapping, however, a watching brief (EWS1511) in 2009 by Archaeology South East on access road alterations proved negative.

A magnetometer survey was carried out by David Staveley on behalf of HDAG on the Dedisham estate at Alfoldean known as Triangle Field. A strip 20m adjacent to the road of Stane Street was surveyed identifying ditches and regular narrow linear plots suggesting habitation along the roadside. The features were excavated (HDAG/ALF14) producing Wiggonholt pottery sherds at a depth of 0.5m within a possible pit. Four types of pottery

and mortaria were recovered and a regular brick/tile feature with right-angled corner was discovered.

The site is recorded as part of Dedisham Medieval Park a moated site mentioned in 1321AD and located to the northwest of the village (MWS60). The railway (MWS3320) opened on the north boundary in 1865 running between Guildford and Christ's Hospital and closed in 1965 and now forms a footpath and bridleway.

An evaluation (MWS7225) carried out on site in 2000 by Archaeology South East revealed only the remains of modern construction.

#### **8.2.2 0-100m Radius:**

An evaluation was carried out on site in 2000 by Archaeology South East produced a negative result (MWS7225).

An evaluation undertaken at Slinfold Park Golf and Country Club in 2009 by Archaeology South East produced a negative result (12087).

A programme of archaeological works in 2014 by West Sussex Archaeology identified a Roman farmstead (MWS11680).

#### **8.2.3 100-200m Radius:**

There are no events recorded within the assessment area.

#### **8.2.4 200-300m Radius:**

There are no events recorded within the assessment area.

#### **8.2.5 300-400m Radius:**

There are no events recorded within the assessment area.

#### **8.2.6 400-500m Radius:**

There are no events recorded within the assessment area.

#### **8.2.7 Established stratigraphy**

An archaeological evaluation carried out on the other side of the road at Slinfold Park Golf and Country Club revealed a subsoil of sandy silt at a depth of 0.29m.



## 9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 9.1 Table of Historical Periods

Paleolithic	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*

**9.2** 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 this page in **Table 1**.

### **9.3 Introduction**

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the modern period.

The geographic and topographic location of Slinfold is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

## 9.4 History of the Locality

**9.4.1** The earliest evidence of settlement within the area dates to the Roman period. Stane Street or Stone Street, 'stone' being used to differentiate between a paved Roman Road and an earth trackway or footpath, was the Roman Road between London (*Londinium*) to Chichester (*Noviomagus*) and forms the western boundary of the PDA. The road follows a direct line between London Bridge and Chichester, deviating by no more than 6 miles to exploit the natural valley cut by the River Mole and to pass to the east of the high ground of Leith Hill. The road is an average of 7.4m wide or 25 Roman *pedes*, slightly wider than the average Roman Road of 22 *pedes*. It is constructed from layers of sand and gravel and paved with large flint nodules or sandstone or sandstone finished with smaller flint or sand and gravel. In the area of Alfodean, 2km north of the PDA, it is constructed from iron slag and is 30cm thick. Alfodean was one of several Roman staging posts and *mansios* spaced one day's journey apart to provide accommodation for travelling government officials. A geophysical survey conducted by Wessex Archaeology revealed the *mansio* to be a classic courtyard design similar to those found at Silchester, Chesterholm, Chelmsford, Wanborough and Wall. It appears to have been constructed in the late C1st and continued in use until the 3<sup>rd</sup> or 4<sup>th</sup> century. The road crossed the River Mole via a ford close to the modern Burford Bridge. A pavement was uncovered at Alfodean Railway Station.

**9.4.2** The name Slinfold or *Slyndefolde* derives from the Old English *slinu* meaning a 'slope' and *fald* meaning 'a small enclosure for animals', possibly describing a settlement that grew from the herding of livestock. The village is not mentioned in the Domesday Book and therefore probably developed during the medieval period. In 1271 Henry II granted a license to crenellate (create a low defensive wall) a manor house at Dedisham, c.2km from the PDA; the house was sacked during the civil war and the current house dates to the C16th or C17th. Slinfold Manor is an C18th Georgian House located c.1.6km south of the PDA. A parish church, located c.500m northeast, was probably constructed during the medieval period, however, it was demolished and rebuilt in a C13th style by the Gothic revival architect Benjamin Ferrey in 1861.

**9.4.3** The village developed in a curved ribbon style around The Street and Lyons Road and later extended in to Hayes Lane. The Railway arrived in 1865 carrying passengers between Guildford and Horsham and servicing a local brickyard. The railway lasted 100 years, closing in 1965 and the trackway has now become the Downs Link long distance footpath and bridleway.

## **9.5 Map Regression 1866 – 1993**

### **9.5.1 Historic maps**

### **9.5.2 The Ordnance Survey Maps**

#### **9.5.2.1 Historic OS map 1875-76 1:2500**

The PDA comprises of fields 364, 365 and the Spring Copse 366 located to the south of the Railway track. A trackway leads along the south of the railway track and across the northeast corner to join Stane Street. A feature of the railway, possibly a tramway is within the northwest corner and two rectangular buildings are close to the north boundary. A stream runs north south through the site. Mead Cottage is located just off of the southwest corner (Fig.3).

#### **9.5.2.2 Historic OS map 1897 1:2500**

The fields that make up the PDA have been redesignated 557 (0.935), 558 (1.660) and 559 (2.953) and the Spring Copse is 556 (2.349). The two buildings close to the north boundary has now become a small cluster of buildings and two buildings have been built within a small enclosure to the northeast boundary (Fig.4).

#### **9.5.2.3 Historic OS map 1911 1:2500**

Several buildings have been added to create a timber yard (Fig.5).

#### **9.5.2.4 Historic OS map 1974-5 1:2500**

The timber yard has been substantially developed and several large buildings and a new entrance have been constructed. The Spring Copse has become Spring Farm and the stream

has been re-routed to allow for the new developments. The railway has closed and the track has been dismantled to make way for a caravan site and footpath. Mead cottage has also expanded into a farm (Fig.6-7).

#### **9.5.2.5 Historic OS map 1992-94 1:2500**

The site has been entirely developed into the Spring Copse Business Park and Maydwell Avenue has been constructed to the south of the site (Fig.8-10).

### **9.6 Aerial photographs**

#### **9.6.1 2001-5**

The Spring Copse Business Park is in situ. Land to the west has become a golf course. There is a development site to the east (Plate 1-2)

#### **9.6.2 2013**

The development to the east is complete and a new entrance has been constructed to the golf course to the west and evidence of archaeological evaluation across the golf course grounds is visible (Plate 3-4).

### **9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

**9.7.1** There are two Historic Environment Records within the confines of the proposed development area (PDA). There are eleven monuments, three events, two listed buildings, two landscapes and one findspot recorded within the assessment area (Appendix I).

### **9.8 Setting of Listed Buildings**

**9.8.1** One of the tasks of the site visit 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).

**9.8.2** There are two Grade II listed buildings within the assessment area; however, they are both at a distance of c.500m from the PDA. The parish church of St Peter (MWS491) was built in 1861 on the site of the medieval church by the Gothic revivalist Architect Benjamin Ferrey and a telephone kiosk located designed by Sir Giles Gilbert Scott is located opposite the Kings Head Public House on The Street.

## **10. ARCHAEOLOGICAL POTENTIAL**

### **10.1 Walkover Survey**

**10.1.1** Walkover survey's are for the purpose of:

1. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

**10.1.2** The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

**10.1.3** The site has historically been farmland, a copse of trees and a timber yard.

**10.1.4** The PDA now comprises the Spring Copse Business Park and a walkover was deemed not necessary due to the present development (Plates 5-8).

## **10.2 West Sussex Historic Environment Record**

See Appendix I

### **10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The West Sussex HER has no record from this period within the assessment area; therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The West Sussex HER has no record from this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The West Sussex HER has no record dating to this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The West Sussex HER has no record dating to this period within the assessment area, therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### **10.2.2 Iron Age**

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The West Sussex HER has no records dating to this period, therefore, the

potential for finding remains that date to this period within the confines of the development site is considered **low**.

### **10.2.3 Romano-British**

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are two West Sussex HER records from this period within the assessment area; a bronze vase handle (MWS490) was found on site and a Roman farmstead (MWS11680) has been identified c.50m west of the PDA. Therefore, the potential for finding archaeological features or deposits from this period is considered **high**.

### **10.2.4 Anglo-Saxon**

There are no West Sussex HER records from this period within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

### **10.2.5 Medieval**

There are two West Sussex HER records from this period within the assessment area. The site formed part of Dedisham Park, a moated site (MWS60) and Old House Farm (MWS12721) is a farmstead, c.400m northeast, dating to this period, therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **moderate**.

### **10.2.6 Post Medieval**

There are eight records held at the West Sussex HER from this period within the assessment area. The remains of the Railway line (MWS3320) that ran from 1865 to 1965 are located on the north boundary of the PDA. There are several farmsteads within the assessment area; the site of C19th Hall land (MWS11055) is an outfarm c.350m southeast, the site of the C19th Little Bakers outfarm (MWS11983) is c.350m west, the C19th Huntinggrove Farm (MWS11818) c.400m northwest and the C19th Battwell's farm (MWS9370) is c.500m south. A C19th Park Scape (MWS59) is shown on the OS Map 1872-74 and 1898-89 at Slinfold

Lodge is recorded c.350m southwest, the Parish Church of St Peter (MWS491) is a GII Listed building built in 1861 and located c.500m northeast and C18th Holmbush Manor (MWS11675) is located c.550m southeast, Therefore, the potential for finding remains dating to this period is considered **moderate**.

#### **10.2.7 Modern**

There are four records in the West Sussex HER within the assessment area from this period. A telephone kiosk (MWS11419) designed by Sir Giles Gilbert Scott in 1935 is located c.500m northeast, a war memorial is within the grounds of St Peters Church (MWS9896) c.500m northeast and a brickfields (MWS4834) is recorded on the OS Map in 1965 is c.350m southeast. A circular cropmark (MWS3451) at Whitebread's farm has been confirmed as a ploughed out tree ring, c.400m southwest. Therefore, the potential for finding remains dating to this period is considered **low**.

#### **10.2.8 Farmsteads**

There are five farmsteads recorded within the assessment area. Old House Farm (MWS12721) is a historic farmstead dating to the medieval period and located c.400m northeast. Holmbush Manor (MWS11675) is a historic farmstead dating to the C18th, c.550m southeast. There are several C19th farmsteads; the site of Hall Land (MWS11055) is a historic outfarm which is now completely demolished, located c.350m southeast, the site of Little Bakers (MWS11983) is a historic outfarm now completely demolished, c.350m west, Huntingrove Farm (MWS11818) is a historic farmstead located c.400m northwest and Battwell's Farm (MWS9370) is a historic farmstead c.500m south.

#### **10.2.9 Undated Records**

There are no undated records within the assessment area.

### **10.3 Summary of Potential**

**10.3.1** The PDA is found outside of the main village core to the southwest. It is located on Stane Street (A29) the Roman Road that ran from London (*Londinium*) to Chichester (*Noviomagus*) and some 1.5km from the Roman staging post and *Mansio* at Alfoldean. A



Roman farmstead has been discovered at the Slinfold Park Golf and Country Club on the opposite side of the road, c.50m west. The site once formed part of Dedisham Medieval Park, a moated site mentioned in 1321AD. The railway was constructed to the northern boundary in 1865 and continued to operate for 100 years until its closure and the development of the footpath and bridleway. Therefore, the site has a high potential for the Roman period and a moderate potential for the Medieval and Post-Medieval periods.

**10.3.2** The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **moderate**
- Post-Medieval: **moderate**
- Modern: **low**

## **11. IMPACT ASSESSMENT**

### **11.1 Introduction**

Cartographic Regression, Topographical Analysis, 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.

## 11.2 Historic Impacts

**11.2.1** Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was farmland possibly from at least the medieval period until the modern period when it became Spring Copse Business Park, therefore, previous impacts to archaeological remains from construction are considered to be **high**.

**11.2.2** 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. The PDA has been subject to the agricultural process, therefore, the damage to archaeological remains from the agricultural process is considered to be **moderate**.

## 11.3 Summary of Impacts both Historic and Proposed

**11.3.1** Evidence suggests that the site was part of the Dedisham Manor estate during the medieval period. In the Post-Medieval period the railway was constructed on the north boundary, which would have had some impact to this area of the site. In the modern period the site was developed into a Timber yard and farm and then in to the Spring Copse

Business Park and has therefore seen at least two main construction events. Therefore, the site has probably sustained significant impact from both railway works and the later construction works, which would have superseded any damage from that caused by agriculture.

**11.3.2** The report for the above works remains unpublished; therefore, the level of natural geology of the site is unconfirmed.

## **12. 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 and the periods that have the highest potential for survival are the Roman, Medieval and Post-Medieval period. Archeological evaluation at Slinfold Park Golf and Country Club, c.50m west, produced evidence of a Roman farmstead and Geophysical Survey has confirmed the presence of settlement along Stane Street. There has been a significant amount of high impact construction work on site and an Archaeological Watching Brief (MWS7225) carried out at Unit 3a in 2000 by Archaeology South East produced a negative result and confirmed the impact that modern construction had had on any archaeological features or deposits.

## **13. OTHER CONSIDERATIONS**

### **13.1 Archive**

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

### **13.2 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 EHER, and therefore considered as being reliable.

### **13.3 Copyright**

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to DHC Architects for the use of this document in all matters directly relating to the project.

**Paul Wilkinson**

**SWAT Archaeology**

#### **14. REFERENCES & BIBLIOGRAPHY**

Horsham District Local Plan (2015)

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

National Planning Policy Framework 2012

Data provided by West Sussex HER

## Appendix I

<b>EHER</b>	<b>Type</b>	<b>Location</b>	<b>Period</b>	<b>Description</b>
MWS491	Listed Building	c.500m NE	Post- Medieval	The Parish Church of St Peter. A Post-medieval church rebuilt in 1861 by B Ferrey. A modern war memorial is within the grounds of the Church (MWS9896).
MWS11680	Monument	c.50m W	Roman	An evaluation was undertaken at Slinfold Park Golf and Country Club. A Roman farmstead was identified. Natural geology was not achieved. Roman ditches, farmstead, gully, pit and post-medieval ditch and field boundary discovered. Finds of a Roman nail, Roman pottery sherds and Roman rod.
MWS3320	Monument	c.50m N	Post-Medieval	The Guildford - Christ Hospital Railway opened in 1865 and closed in 1965.
MWS12087	Negative evidence	c.50m SW	N/a	A watching brief at Slinfold Park Golf Club on groundworks to access routes produced a negative result..
MWS11419	Listed Building	c.500m NE	Modern	Telephone kiosk opposite Kings Head Public House, The Street, Slinfold was designed by Sir Giles Gilbert Scott in 1935.
MWS9896	Monument	c.500m NE	Modern	War memorial within the grounds of St Peters Church.
MWS11055	Monument	c.350m SE	Post-Medieval	Site of Hall land. An historic outfarm dating to the late 19 <sup>th</sup> Century, completely demolished.
MWS11675	Monument	c.550m SE	Post-Medieval	Holmbush Manor is an historic farmstead dating to the 18 <sup>th</sup> Century.
MWS11983	Monument	c.350m W	Post-Medieval	The site of Little Bakers historic outfarm dating to the 19 <sup>th</sup> Century, completely demolished.

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MWS9370	Monument	c.500m S	Post-Medieval	Battwell's Farm historic farmstead dating to the 19 <sup>th</sup> Century.
MWS11818	Monument	c.400m NW	Post-Medieval	Huntingrove Farm historic farmstead dating to the 19 <sup>th</sup> Century.
MWS12721	Monument	c.400m NE	Medieval	Old House Farm historic farmstead dating to the Medieval period.
MWS490	Find Spot	On site	Roman	A bronze Roman vase handle was found in Slinfold.
MWS60	Landscape	On site	Medieval	Dedisham Medieval Park, moated site, mentioned in 1321 AD.
MWS59	Landscape	c.350m SW	Post-Medieval	A Park Scape is shown at Slinfold Lodge on the OS Map 1872-74 and 1898-89.
MWS7225	Negative evidence	On site	N/a	Archaeological watching brief at Spring Copse Business Park. Negative result.
MWS7226	Place	c.500m E	N/a	Negative result. Archaeological watching brief at Hayes Lane.
MWS4834	Monument	c.350m SE	Modern	Brickfields southeast of Slinfold Station in operation by 1907 and still marked on the map in 1965.
MWS3451	Monument	c.400m SW	Modern	Ploughed out tree ring at Whitebread's Farm noted as a circular crop mark seen on an aerial photograph at Fortress House.

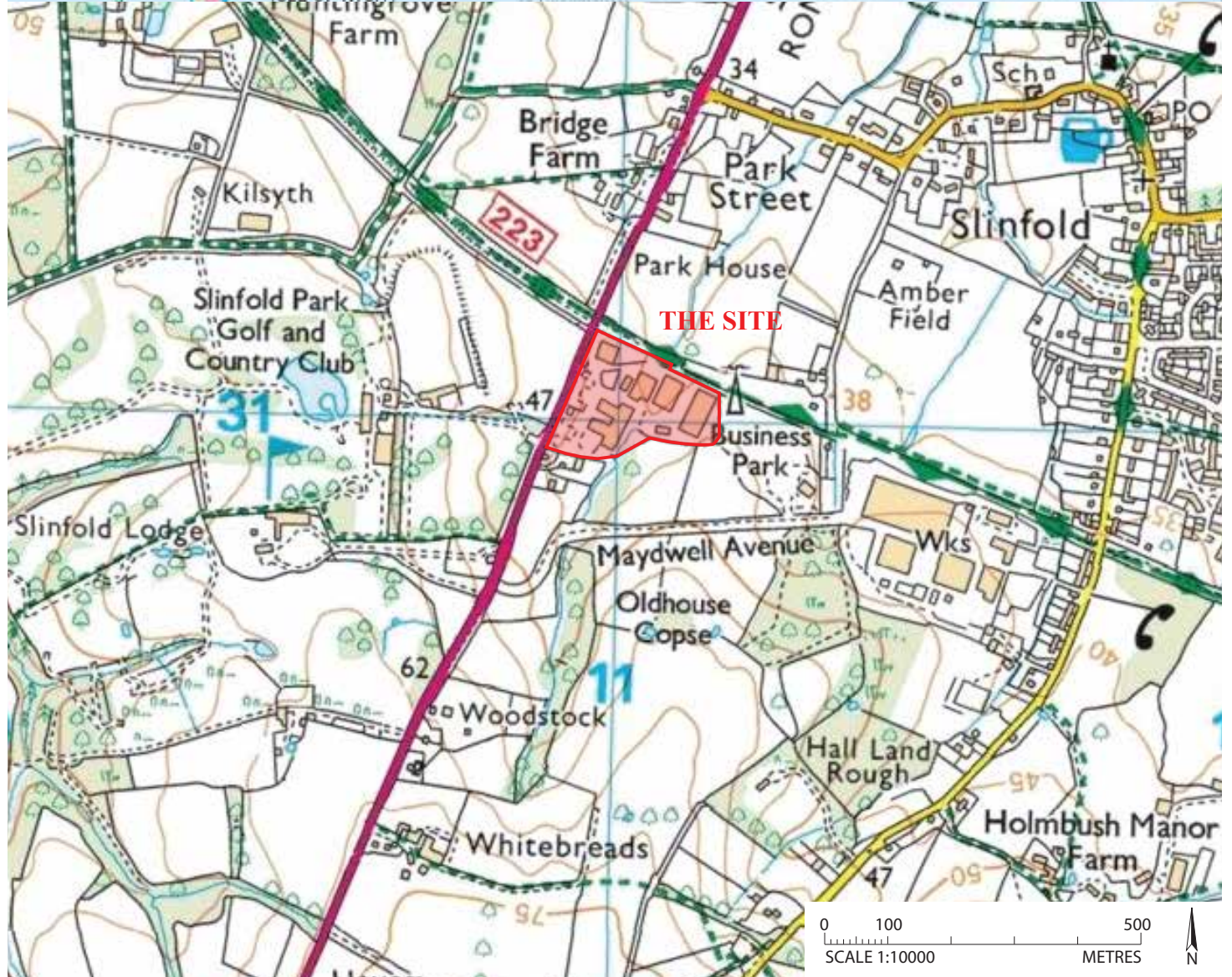


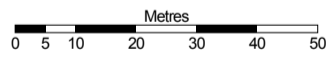
Figure 1: Site location map, scale 1:10000.



OS Plan Colour



Licence number: 100031961



Scale: 1:1250 @A3

Figure 2: Site location map

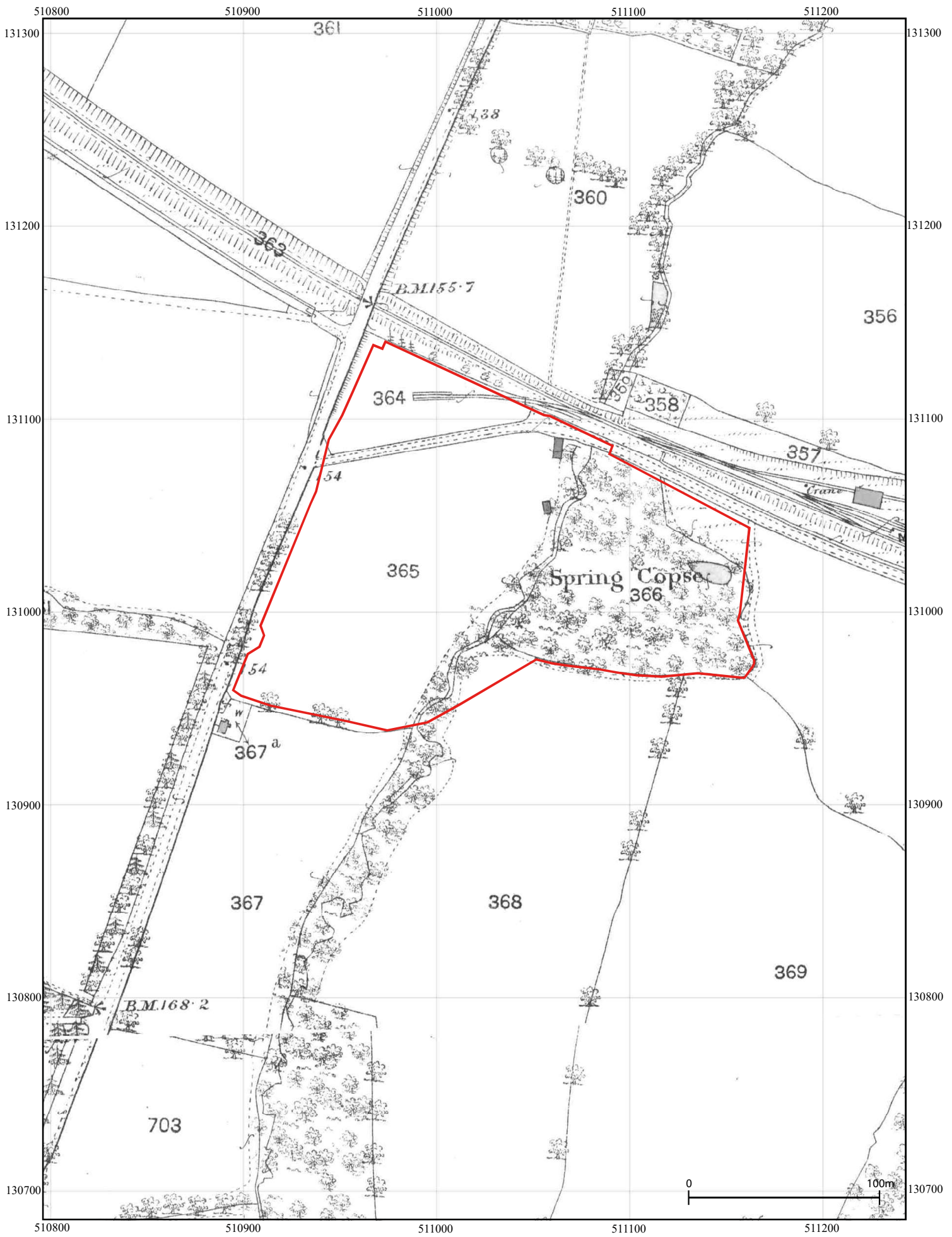


Figure 3: OS historic map from 1875-1876, scale 1:2500

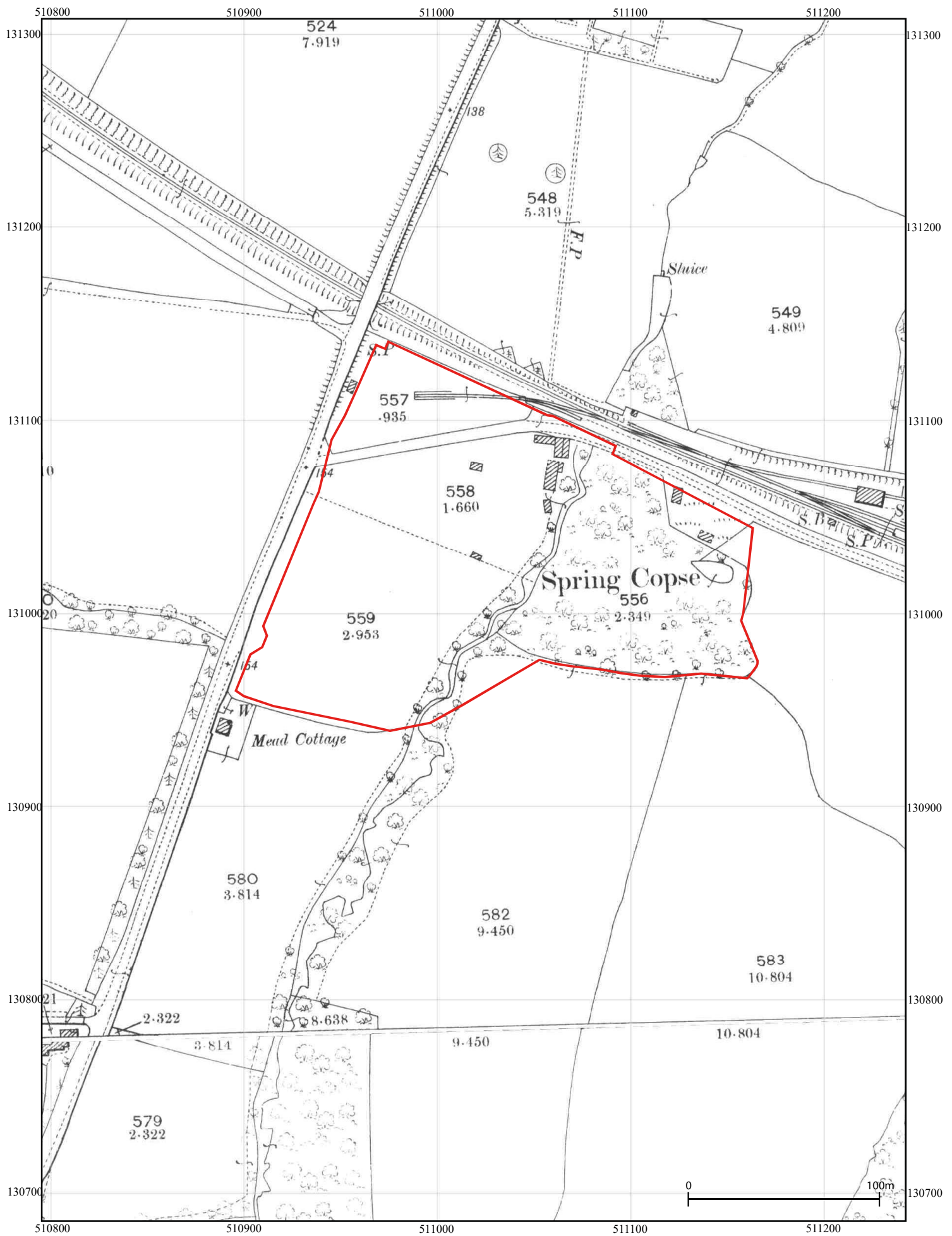


Figure 4: OS historic map from 1897, scale 1:2500

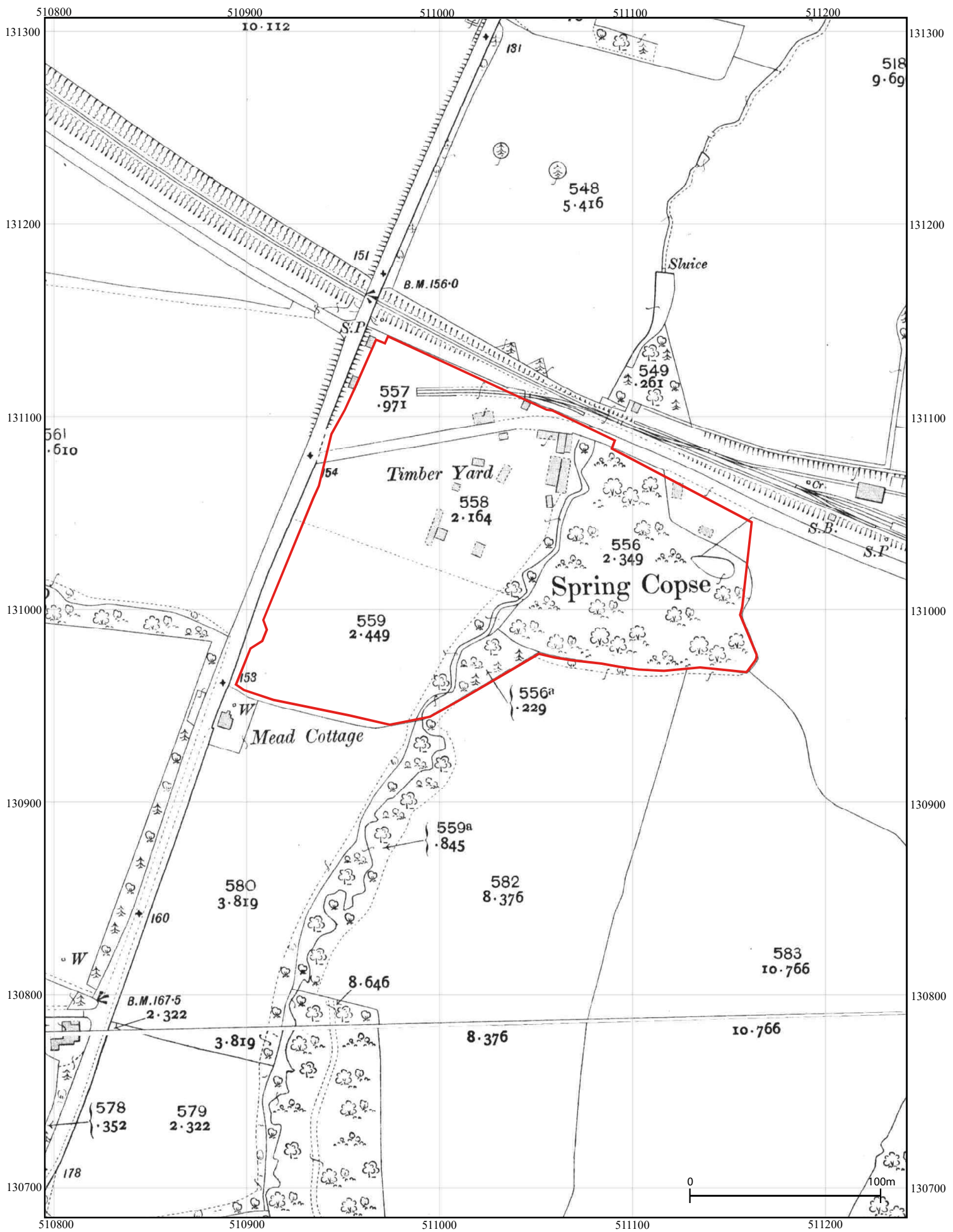


Figure 5: OS historic map from 1911, scale 1:2500

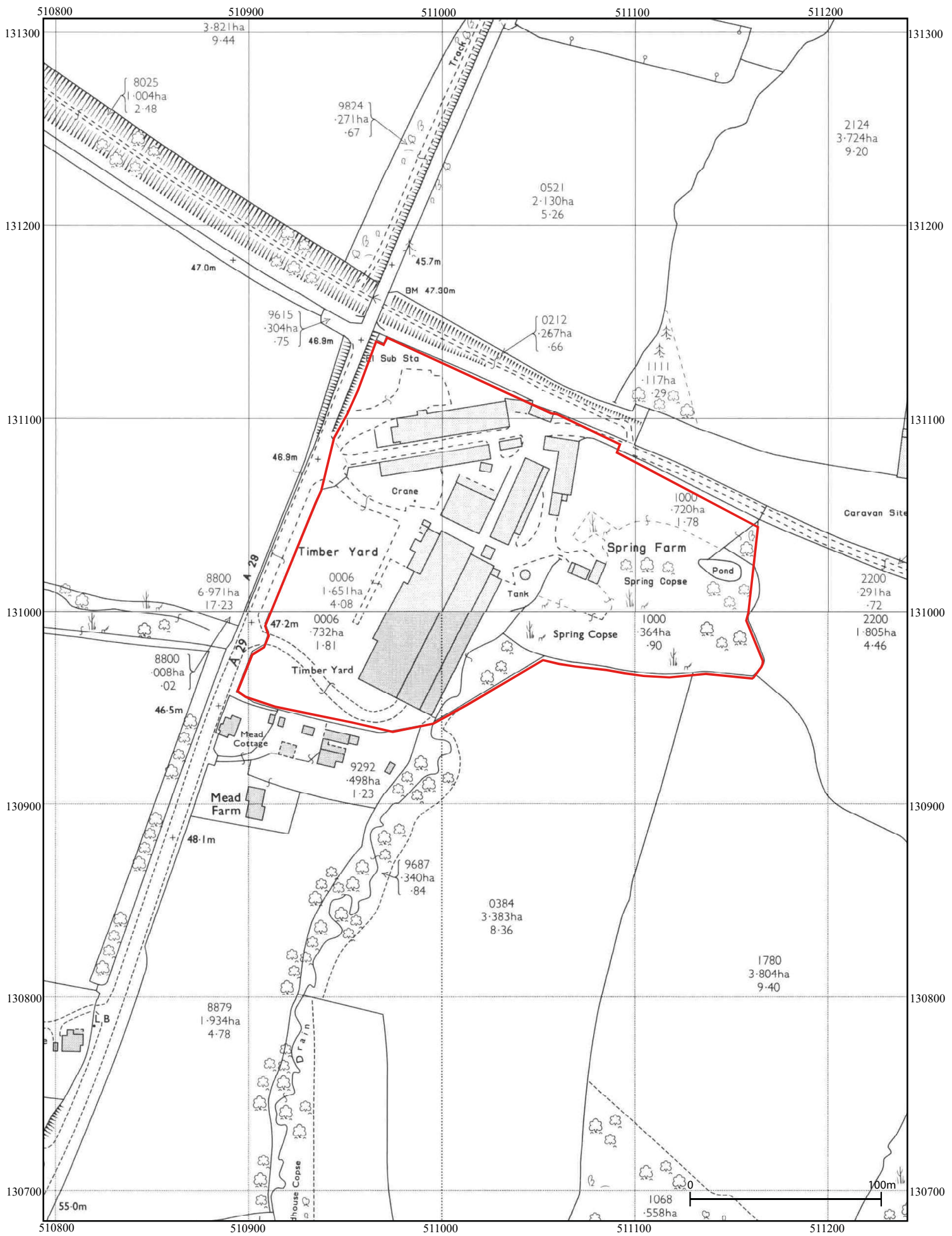


Figure 6: OS historic map from 1974, scale 1:2500

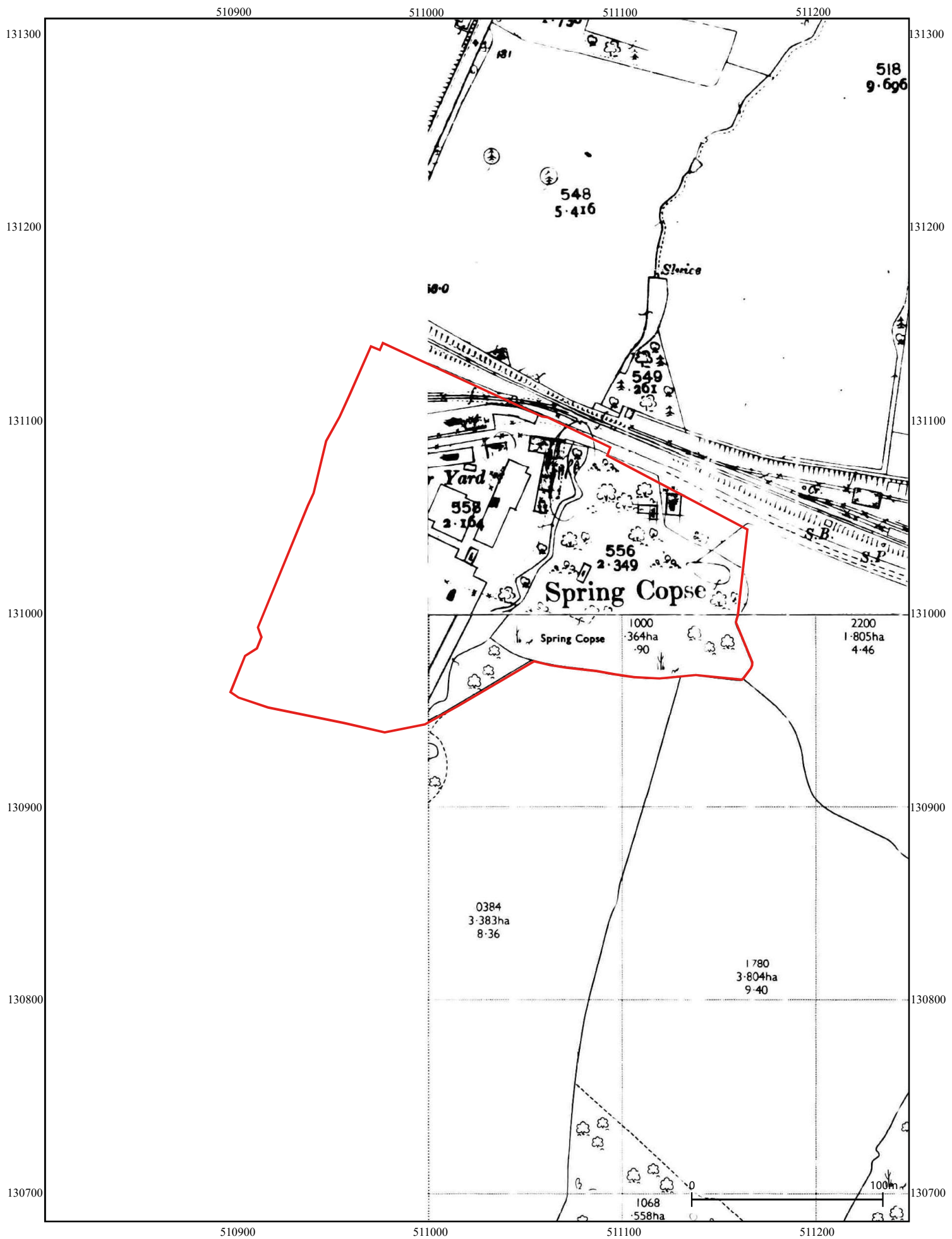


Figure 7: OS historic map from 1975, scale 1:2500

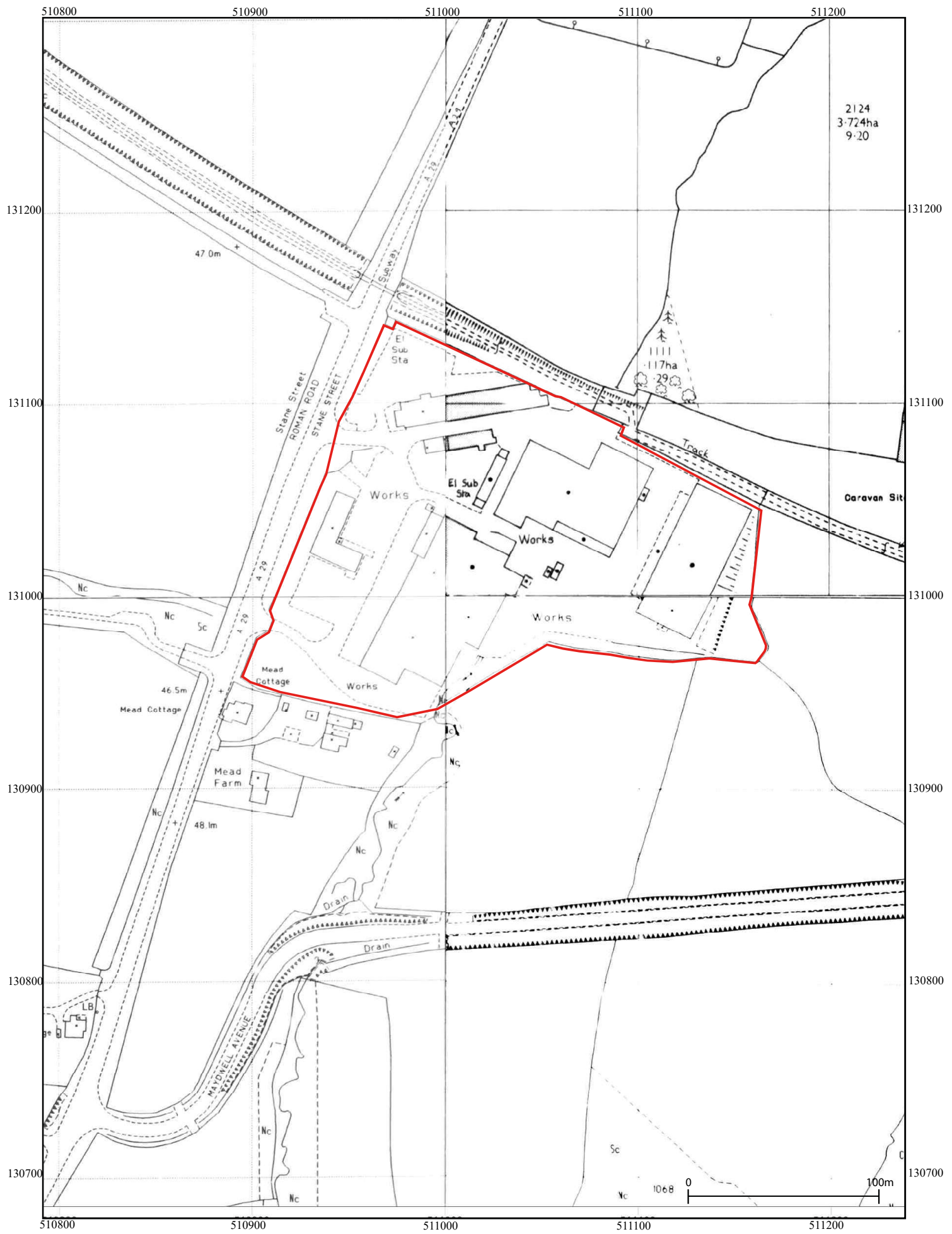


Figure 8: OS historic map from 1992-1993, scale 1:2500



Figure 9: OS historic map from 1993-1994, scale 1:2500



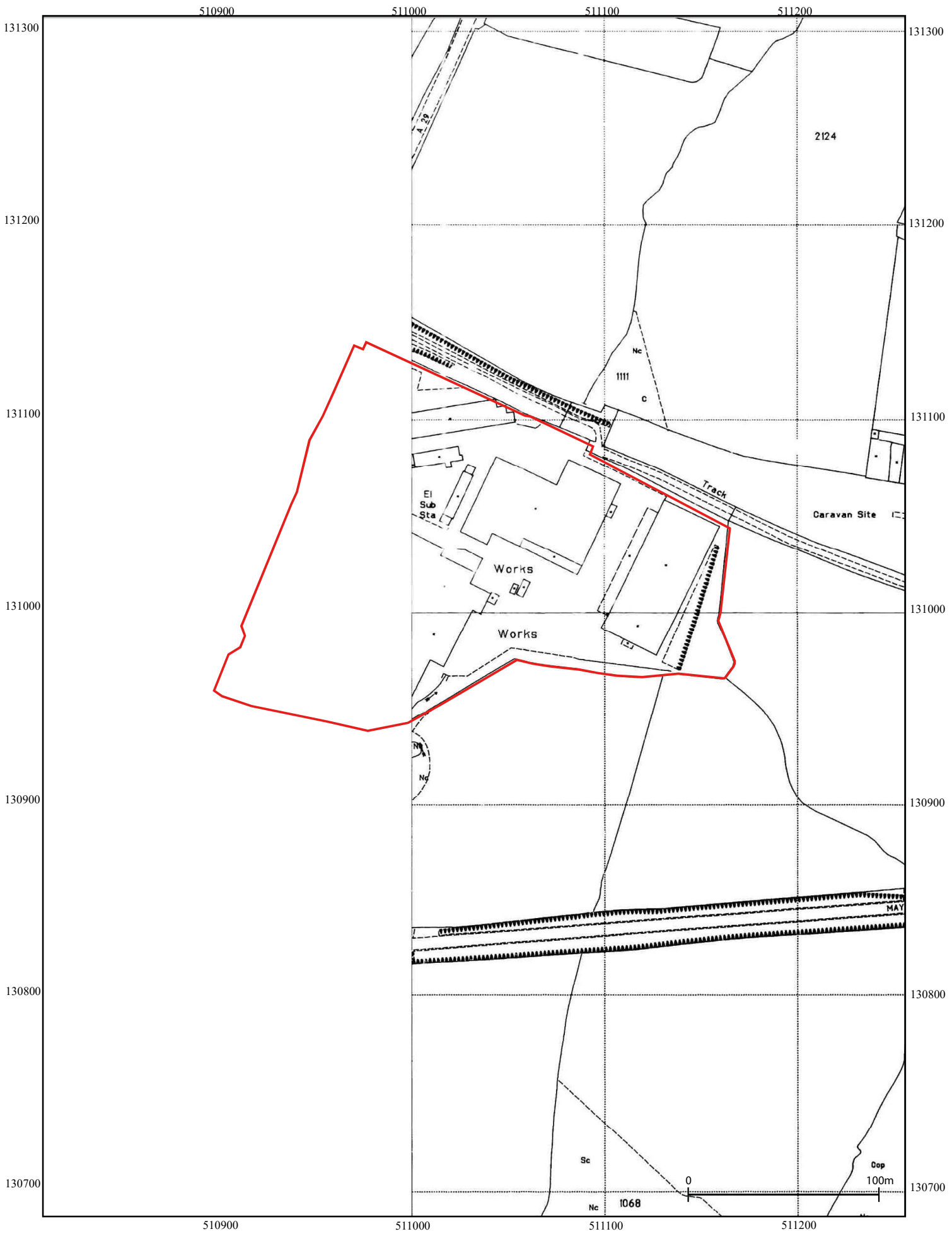


Figure 10: OS historic map from 1994, scale 1:2500

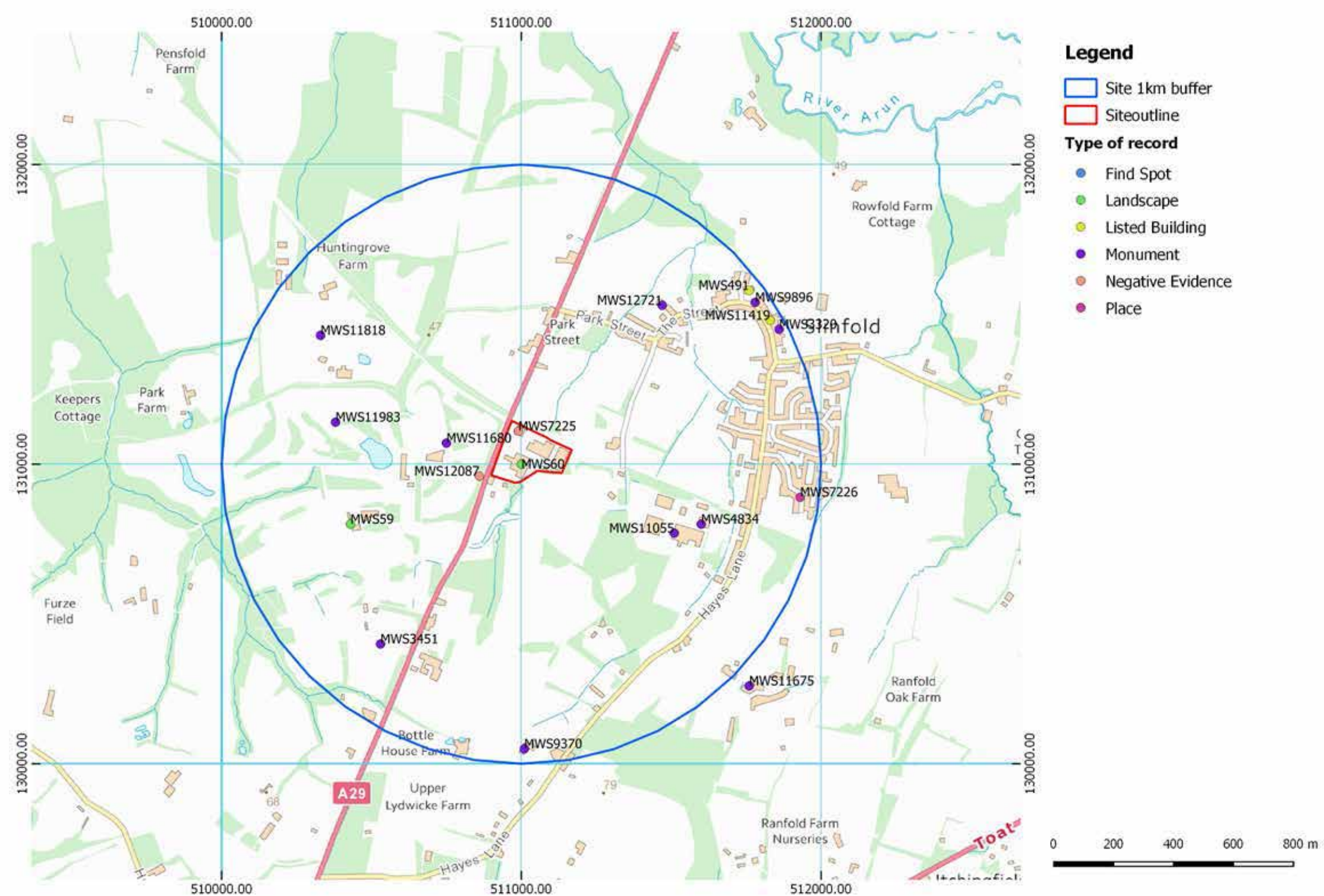


Figure 11: Historic Environmental Record



Plate 1: Google Earth aerial photograph from 2001



Plate 2: Google Earth aerial photograph from 2005



Plate 3: Google Earth aerial photograph from May 2013



Plate 4: Google Earth aerial photograph from August 2013