

# Penfold Verrall Heritage Desk Based Assessment

**Final**

July 2023

Prepared for:  
Penfold Verrall



## Document Status

Issue date	26 July 2023
Issued to	Penfold Verrall
BIM reference	KQG-JBAU-XX-XX-RP-EN-0001-S3-P01_Heritage Desk Based Assessment
Revision	S3-P01
Prepared by	Beth Hendy BA Archaeology and Heritage Consultant
Reviewed by	Fiona Lee MSc, BSc Senior Archaeology and Heritage Consultant
Authorised by	Andrew Softley BA Project Manager

---

## Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

---

# Contract

JBA Project Manager	Andrew Softley BA
Address	Floor 4, Maybrook House, Grainger St, Newcastle upon Tyne NE1 5JE
JBA Project Code	2023s0670

This report describes work commissioned by Penfold Verrall, by an instruction dated May 2023. The Client's representative for the contract was Mark Nunn of Penfold Verrall. Beth Hendy of JBA Consulting carried out this work.

## Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Penfold Verrall and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Penfold Verrall for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

---

## Copyright

© Jeremy Benn Associates Limited 2023

---

# Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Site Location and Description</b>	<b>1</b>
<b>3</b>	<b>Proposed Development</b>	<b>2</b>
<b>4</b>	<b>Legislative and Policy Context</b>	<b>2</b>
	4.1 Planning (Listed Buildings and Conservation Areas) Act 1990	2
	4.2 National Planning Policy Framework 2021	3
	4.3 Local Planning Policy	3
<b>5</b>	<b>Sources Consulted</b>	<b>4</b>
<b>6</b>	<b>Assessment Methodology</b>	<b>5</b>
<b>7</b>	<b>Baseline Context</b>	<b>5</b>
	7.1 Designated Heritage Assets	5
	7.2 Non-Designated Heritage Assets	6
<b>8</b>	<b>Heritage Events</b>	<b>13</b>
<b>9</b>	<b>Historic Landscape Characterisation</b>	<b>13</b>
<b>10</b>	<b>Site Walkover</b>	<b>13</b>
<b>11</b>	<b>Assessment of Significance and Archaeological Potential</b>	<b>14</b>
	11.1 Designated Assets	14
	11.2 Archaeological Potential	15
<b>12</b>	<b>Impact Assessment</b>	<b>16</b>
	12.1 Construction	17
	12.2 Operation	18
<b>13</b>	<b>Recommended Mitigation</b>	<b>19</b>

<b>14</b>	<b>Conclusion</b>	<b>19</b>
<b>15</b>	<b>References</b>	<b>20</b>
<b>A</b>	<b>Figures</b>	<b>A-23</b>
<b>B</b>	<b>Assessment Criteria</b>	<b>B-1</b>
<b>C</b>	<b>Recorded Heritage Assets</b>	<b>C-1</b>
	C.1 Designated Heritage Assets	C-1
	C.2 Non-Designated Heritage Assets	C-3
	C.3 Heritage Events	C-9
<b>D</b>	<b>Site Photographs</b>	<b>D-1</b>

## Abbreviations

BGS	British Geological Survey
CifA	Chartered Institute for Archaeologists
DBA	Desk Based Assessment
HER	Historic Environment Record
IEMA	Institute of Environmental Management & Assessment
IHBC	Institute of Historic Building Conservation
NHLE	National Heritage List for England
RLB	Red Line Boundary

# 1 Introduction

This historic environment desk-based assessment (DBA) has been prepared by JBA Consulting Ltd on behalf of Penfold Verrall to support a planning application regarding the land adjacent to Hooklands Farmhouse, London Road, Ashington, West Sussex, RH20 3AT. The proposed works include the regrading of agricultural pasture and grazing land, including raised levels, between the farmhouse and the A24 to mitigate against noise, air and light pollution. This construction phase will require a separate temporary access haul road to be created, which will pass through fields to the west of Hooklands Farm and link into the existing old A24 road next to No. 2 Hooklands Lodge.

This assessment has been prepared by Beth Hendy in line with the requirements in the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessments (CIfA 2020), the Historic England Good Practice in Planning Advice Note 3: The Setting of Heritage Assets (Historic England 2017) and Principles of Cultural Heritage Impact Assessment in the UK (IEMA, CIfA and IHBC 2021).

In line with CIfA guidance, the aim of this DBA is to determine (as far as is reasonably possible from existing records) the nature, extent and significance of the historic environment within the study area. This will allow for the potential impact of the proposed works on the significance of the historic environment to be identified (or to identify that further evaluation is required) and allow reasoned proposals and decisions to be made whether to mitigate, offset or accept the impact without further intervention.

## 2 Site Location and Description

The proposed scheme (hereafter, 'the Site') is located on the north side of the A24, north-east of Ashington in the Horsham District of West Sussex (NGR: TQ 14118 17422) (Appendix A: Figure 1). It is accessed via a long north-east orientated access drive. The Site is bounded by Hooklands Farm and its various outbuildings to the north, by the A24 to the south, and by further fields surrounding Hooklands Farm to the east and west. The Site extends to the south-west including a section of the old A24 (now London Road) which ends next to No. 2 Hooklands Lodge. The wider landscape is comprised of agricultural land and woodland parcels with hedgerows and treelines.

Information has been collected from the British Geological Survey (BGS) regarding geological conditions of the site (BGS 2023). The underlying geology of the Site is mudstone. The sedimentary bedrock was formed during the Cretaceous period between 133.9 and 126.3 million years ago. The terrestrial area of the Site is covered by superficial deposits of clay, silt, sand and gravel.

The soils in the area of the Site consist of slightly acid but base-rich loamy and clayey soils with impeded drainage (Landis 2023).

## 3 Proposed Development

The proposed scheme would see the importation of inert soils and mineral materials to construct two raised levels sloping towards the A24 either side of the access drive to Hooklands Farm. The proposed development covers approximately 4.5ha in extent and would require a separate temporary access haul road to be constructed to achieve a safe working environment.

Prior to the works, the topsoil on the Site and area of the temporary access haul road will be stripped and stockpiled. The topsoil from the Site will then be used to cover the new raised levels and the topsoil from the area of the temporary access haul road will be re-laid after completion.

The raised levels on the Site would be an estimated maximum of 110,230 cubic metres, measuring up to 7.0m higher than the original ground. This higher ground will mitigate noise and light pollution of the A24. Following re-grading, the land will be re-planted with grass, leys and meadow flowers. The details of the proposed works can be seen on the proposed site plan (drawing no: J61.50/01) and cross sections plan (drawing no: HF/150/101).

The proposed works will include the following:

- Erection of a temporary site compound and welfare unit in the south-west corner of the Site;
- Erection of temporary fencing to the perimeter of the Site to protect the existing tree lines;
- Removal of trees along the temporary haul road and across a section of Hooklands access drive;
- The construction of the temporary haul road;
- Vehicle movements during the delivery of materials for the regrading works and moving soils on site; and
- Importation of material and soil works for the regrading commencing at the north-west corner of the Site (furthest away from the temporary haul road).

## 4 Legislative and Policy Context

### 4.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, in certain cases, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 of the



Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

## 4.2 National Planning Policy Framework 2021

The National Planning Policy Framework sets out the vision for sustainable development based on interdependent economic, social and environmental roles, of which protecting and enhancing the historic environment is one element. Section 16 outlines policies for the protection and enhancement of the historic environment in plan-making and decision taking. Decisions affecting heritage assets should be undertaken based on an understanding of the significance of any heritage asset affected by development, based on a proportionate evidence base. Where sites include archaeological potential, field evaluation may also be required (para 194).

For designated assets, or assets of demonstrable equivalent significance, substantial harm or loss to heritage assets and their settings should be wholly exceptional for assets of the highest significance (including World Heritage Sites, scheduled monuments, protected wrecks, registered battlefields, Grade I and II\* registered parks and gardens, grade I and II\* listed buildings) and exceptional for other designated assets (including grade II listed buildings and grade II registered parks and gardens) (para 200). Harm to these assets must be weighed against the public benefit of development (para 201 and 202).

For non-designated heritage assets, a balanced judgement regarding the scale of harm or loss to the asset and its significance must be made (para 203). Where development results in loss or harm to a heritage asset, developers will be required to record and advance understanding of the significance of the asset (para 205).

## 4.3 Local Planning Policy

### 4.3.1 Horsham District Planning Framework 2015

The Horsham District Planning Framework (HDPF) is the overarching planning document for the Horsham district outside the South Downs National Park and replaces the Core Strategy adopted in 2007. The HDPF was Adopted in November 2015.

Policy 34 relates to the heritage assets and managing change within the historic environment. It states that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Therefore, applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by Historic England and Conservation Area Character Statements;
3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;

4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings and features, including trees, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, and provide assessment as appropriate.

Horsham District Council prepared a new Horsham District Local Plan 2019-2036 in February 2020. However, at the request of the Acting Leader at Horsham District Council, a decision was taken to delay the Local Plan until late 2023.

## 5 Sources Consulted

A study area of 750m from the red line boundary (RLB) has been considered to place the Site within its archaeological and historic context. This is shown in Figure 1 in Appendix A. The following data and information sources have been consulted during the preparation of this assessment:

- Historic England for designated asset datasets (NHLE);
- West Sussex Historic Environment Record (HER data search);
- West Sussex Record Office (Archives);
- Historic Mapping (available online);
- Aerial Photographs; and
- Other sources and databases.

A site visit was undertaken by Beth Hendy on 22 June 2023 in order to assess the current site conditions, identify heritage assets within the vicinity of the scheme and assess the potential effects on the setting of nearby designated and non-designated assets. An archive visit was undertaken by Beth Hendy on 15 June 2023 to research the historical background of the study area.

Consultation with the County Archaeologist at West Sussex Council has also taken place. They advised that further archaeological investigations and/or mitigation will likely be required prior to determination of the application, in order to understand the significance of any affected heritage assets.

## 6 Assessment Methodology

The basis for assessing impacts on the historic environment is an understanding of the heritage assets that might be affected by a proposal. Planning policy and guidance emphasise the need to understand the cultural significance of heritage assets, including their setting, reflecting that the primary purpose is to preserve significance rather than no change. The process of assessment is shown in Appendix B.

## 7 Baseline Context

The data search identified 32 previously recorded assets within the study area and three heritage events. Locations of these assets are presented on the figures in Appendix A. Designated and non-designated assets are shown on Figures 2 and 3. Heritage events are shown on Figure 4 and the Historic Landscape Characterisation (HLC) is shown on Figure 5. Details of the recorded heritage assets are summarised in Appendix C.

References to the assets within the text are identified by their dataset references including the National Heritage List for England (NHLE) and West Sussex HER (MSW and DSW).

References to maps accessed at the West Sussex Record Office are identified within this text with their reference numbers in brackets.

### 7.1 Designated Heritage Assets

There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Registered Battlefields or Protected Wreck Sites, within the study area.

There are a total of eight Grade II Listed Buildings located within the study area.

The closest Listed Building is Hookland Farmhouse (1354240), which is situated approximately 70m north-west of the Site. Built in the early 19th century, this two-storey farmhouse has a hipped tiled roof and a doorway with a rectangular fanlight. It is associated with the medieval Hookland Park, which occupied high ground to the south of the parish of Shipley (outside of the study area) from the 12th century to the late 18th century. The medieval park was also connected to the medieval park at Knepp Castle; the site of which is situated 8km north-east of the Site. The farmhouse is also associated with the surrounding agricultural land of Hookland Farm, which includes the Site. In 1834, Hookland Farm was one of the largest farms in Shipley, having more than three times as much arable land as pasture. It continued to grow into the 20th century and by 1983 it specialised entirely in dairy cattle (A P Baggs, C R J Currie, C R Elrington, S M Keeling and A M Rowland 1986, 118).

The rest of the Grade II Listed Buildings are situated to the south of the Site, in the southern section of the study area. Ashington House (1027197) is located approximately 435m south-west of the Site and was built in c.1830 as an almost square house with a tail portion forming a service wing to the back of the house. Hook Farmhouse (1039957) sits approximately 600m south-east of the Site and is a 16th century timber-framed farmhouse with a north wing added in the 19th century. Yew Tree Cottage (1354094) is a 17th century cottage, located 700m south-west of the Site. West Lands Cottage/West Lands Old Farmhouse is an L-shaped timber-framed building, situated 770m south-west of the Site.

There is a collection of three Grade II Listed Buildings located off Billingham Road in the south-west section of the study area. Two of which, The Oast House (1354095) and Oast House Barn (1182097) were part of the farm buildings of Holmbush Farm. The properties sit 590m and 630m respectively south-west of the Site. The final Grade II Listed Building is Oast Cottage (1182086). This property is a 18th century L-shaped building situated 610m south-west of the Site.

## 7.2 Non-Designated Heritage Assets

### 7.2.1 Prehistoric (up to 43AD)

The Palaeolithic period in Britain spans from approximately 2.5 million years ago to 10,000BC. Due to the glacial ice sheets that covered Britain during this period, human settlement was a series of intermittent episodes of occupation, usually during the warmer periods (Lang and Preston 2008, 4). Across Britain, the main evidence for the Palaeolithic period are stone tools. 'Sites' are typically recognised from lithic scatters, often found within river gravels and terraces or within protected locations such as caves and fissures.

There are currently no records of Palaeolithic sites within the study area.

The Mesolithic period in Britain spans from approximately 11,600 and 7,000 years ago (Preston 2008, 25). This period brought a dramatic environmental change for Britain. 8,000 years ago, rising sea levels breached the land bridge between Continental Europe and Britain, causing the Channel to be created and Britain to become an island. The rising temperatures caused the open tundra and lack of vegetation to be replaced by woodland, which brought new plant and animal species (Historic England 2018, 6). This expansion of woodland led to the appearance of Mesolithic wood-working tools, such as transversely shaped axes (Hey 2014, 69).

There are currently no records of Mesolithic sites within the study area.

By the Neolithic period, the increased woodland areas which emerged during the Mesolithic period, had been modified by burning, animal activity and natural events, such as storms (Bradley 2014, 87). With more space to settle, the Neolithic was a period of increasingly permanent human occupation. It brought major changes to Britain including, new domestic plants and animals, new monumentality and funeral practices, and the adoption of food production (Pouncett 2008, 35). It also brought new technological advancements, such as stone-working and the introduction of pottery to Britain (Historic England 2018, 7).

There are currently no records of Neolithic sites within the study area.

The Bronze Age in Britain introduced copper and gold in 2,500BC and the introduction of bronze between 2,200-2,100BC (Roberts, 2008, 64). Mortuary ceremonies also changed emphasis in this period, with a shift from the large communal complexes and inhumations of the Neolithic period to round barrow cemeteries and subsequently individual cremations. Along with the appearance of the first metallic weapons and jewellery, the Bronze Age coincided with environmental changes to the landscape. The erosion of cliffs and the loss of occupied dry land was common along the southern coastline during this time, especially to the east of Brighton (Champion, 2019, 5). Coupled with extensive agricultural clearance, this suggests why permanent settlements are scattered into organised divisions over the landscape and why there are limited archaeological deposits of Bronze Age date in the region.

There is only one record of a Bronze Age site within the study area. There is a late Bronze Age settlement situated within an Archaeological Notification Area (ANA) (DSW8555) in the southern section of the study area. The ANA is approximately 305m south of the Site. There is no further information known regarding the settlement.

The Iron Age period brought the first use of iron to Britain, which gradually replaced bronze in the manufacture of tools and weapons. There was an emergence of tribal territories within Britain, with evidence of ditches and banks being constructed to enclose and protect settlements (Carroll and Lang 2008, 97). This renewed phase of landscape division established many new occupation sites that continued into the Roman period. The potential density of this occupation is demonstrated in a few areas within West Sussex that have seen extensive excavation in advance of development, especially on the coastal plain. A series of small occupation sites have been excavated in West Sussex and have helped identify that Iron Age settlements in this area practised mixed farming and some metalwork (Champion 2019, 15).

There are currently no records of Iron Age sites within the study area.

There is one heritage event that has taken place within the study area which has highlighted remains dating to the prehistoric period. The location of this event is displayed in Figure 4.

Between August and September 2015, a watching brief was carried out by Archaeology South-East at land south-east of Martins Farm in Ashington (EWS1939), approximately 520m south-west of the Site. During groundworks for a proposed new service area, a former 17th/18th century farmstead and associated features were discovered within the site. The majority of the finds came from the subsoil and included two prehistoric flint flakes. Overall, it was established that no significant archaeological features were identified during the watching brief.

### 7.2.2 Roman (43AD to 410AD)

The Roman conquest of Britain began in 43AD under Emperor Claudius. Roman occupation brought new administration to Britain including new coinage, 'capital' towns and new road networks (Fulford, 2014, 149).

The south-east was part of the Roman world from at least the time of Caesar's two attacks in 55 and 54BC, possibly before. West Sussex was dominated by the Regni tribe, with Chichester as their capital. Mediterranean products were imported via Gaul in the 1st century and were managed through places such as Fishbourne, the town which also contains the remains of a Roman palace (Allen 2019, 3 and 5). Road systems were built focused on London and Canterbury, but the system did extend to West Sussex with the so-called 'Sussex Greensand Way' (Allen 2019, 6).

Across Britain, the archaeological remains of many Roman villas have been discovered. The Romans built the majority of their villas within southern and eastern Britain, usually at the heart of large rural estates. Decorated with mosaics and wall paintings, they highlight the Roman's elite wealth and status. West Sussex has several villas with elaborate plans, including villas in Pulborough, Southwick, Angmering and Arundel. The largest Roman villa in Britain is located within Fishbourne; thought to be the residence of Tiberius Claudius Togidubnus, the first king of the Regni.

There are currently no records of Roman sites within the study area.

### 7.2.3 Early Medieval (410AD to 1066AD)

The early Medieval period dates from the breakdown of Roman rule at the start of the 5th century until the Norman Conquest of 1066. This period brought major change to Britain, with the transition from Paganism to Christianity, the emergence of urbanisation and the development of kingdoms, notably Mercia, East Anglia, Northumbria and Wessex (Dodd 2014, 185).

The mechanisms by which Roman territories came under Anglo-Saxon control has generated much speculation in the context of post-Roman Britain; however, many would now agree that the first sizeable tribal territories in Anglo-Saxon England bear some relationship to sub-Roman provinces that preceded them (MOLAS 2004, 57). The first phase of the early medieval period is characterised by a decline in population and settlement density with a corresponding reduction in the amount of cultivated land across the region with many previously farmed areas reverting to pasture and woodland (MOLAS 2004, 57).

There are currently no records of early medieval sites within the study area.

### 7.2.4 Medieval (1066AD to 1540AD)

The 11th and 12th centuries in Britain brought population and economic growth plus the emergence of a feudal system which caused social stability, which continued into the 13th century. However, the late medieval period caused instability across the country through famine, popular revolts, the Black Death, and heavy taxation for The Hundred Years War.

In the south-east region, there were over fifty castles built, including castles in Arundel, Bramber and Lewes. The earliest medieval castles can be viewed as being more offensive in function, protecting and consolidating an invasion and providing defensible strongholds for baronial colonists. Some were later to be developed, rebuilt, strengthened, and elaborated in stone, but many motte and bailey and ringwork structures were apparently abandoned relatively early in the period (Weekes 2019, 6).

There are only two records of medieval date within the study area. The historic farmstead of Hook Farm (MWS11780) is situated approximately 620m south-east of the Site. Hook Farm is a medieval four-sided L-shaped loose courtyard farmstead which has been altered significantly overtime. It was identified as a historic farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project, which identified farmsteads shown on the Ordnance Survey 2nd edition 25" mapping of 1895. This is an unpublished document.

The other record of medieval date is the previously mentioned Archaeological Notification Area (ANA) (DSW8555) situated in 305m south of the Site. This ANA includes a medieval farmstead. No further information is known regarding the location, condition and significance of the farmstead.

#### 7.2.5 Post-Medieval (c.1540AD to 1750AD)

The post-medieval period is an age of transition through to the Industrial Revolution of the 18th and early 19th centuries. The key trend between the 16th and the 18th centuries in Britain was growth. In the early 16th century, the south-east still retained a broken system of later medieval feudalism. However, between 1520 and 1660 there was much change in power as religious ownership gave way to the Crown and secular power, including the development of the Church of England (Barber 2019, 18).

For most of the post-medieval period, the settlement pattern in the south-east consisted of isolated farmsteads, villages, market towns and ports. This was very similar to the medieval period despite the gradual change in building materials and construction techniques (Barber 2019, 7). During the 16th century, the increased desire for comfort motivated the upper class to build large stately houses across the south-east, including royal and ecclesiastical houses, moated sites and castles, and houses for the nobility and gentry. Notable sites in West Sussex include Stanmer House, located 38km south-east of the Site, and Petworth House, situated 24km west of the Site.

There is significant post-medieval activity indicated within the study area, however, none have been recorded within the Site.

There are three post-medieval farmsteads within the study area, including the following records:

- the site of a three-side courtyard with field barn at Cow Barn in Shipley, located 425m north of the Site (MSW9933). This site has now been demolished;
- a 17th century E-plan regular courtyard farmstead with additional detached elements at Holmbush Farm (MSW11672), located 600m west of the Site; and

- Woodmans Farm (MSW14034) located 650m east of the Site. No further information is known about this asset.

There is also the post-medieval landscape of Holmbush House (TQ11NW16) situated 200m south-west of the Site, which records show could have been designed or managed to provide a parkland setting. This historic landscape is depicted in Figure 3 in Appendix A. The park-scape appears on the Ordnance Survey maps of 1898-9. No further information about this landscape is recorded by the HER.

Further post-medieval activity is indicated by the following records, none of which are within the Site.

- three linear ditches relating to the post-medieval farmstead of Martins Farm (MSW14970) were discovered 520m south-west of the Site, during a watching brief. No finds were uncovered from the ditches;
- a brickyard near Hook Farm (MSW4804) was discovered 560m south-east of the Site.
- a small undated ditch and a piece of 17th century pottery (MSW6377) were discovered 590m south-east of the Site, during an archaeological evaluation prior to the erection of roadside facilities on the A24;
- a piece of 17th/18th century pottery (MSW7036) was found 650m south-west of the Site, during an archaeological evaluation close to the remains of a 17th/18th century farmstead or smallholding;

The final record of post-medieval date is the previously mentioned Archaeological Notification Area (ANA) (DSW8555) situated in 305m south of the Site. This ANA includes post-medieval iron working sites and possible kilns. No further information is known regarding the location, condition and significance of these assets.

There are two heritage events that has taken place within the study area which have highlighted remains dating to the post-medieval period. The locations of these events are displayed in Figure 4.

The previously mentioned watching brief carried out by Archaeology South-East at land south-east of Martins Farm in 2015 (EWS1939) not only discovered two prehistoric flints, but also identified six sherds of pottery dating between 1690 and 1750, three pieces of ceramic building material and a fragment of an 18th century clay tobacco pipe. Overall, it was established that no significant archaeological features were identified during the watching brief.

Furthermore, in March 2016, a watching brief was carried out by Archaeology South-East at Spear Hill in Shipley, approximately 660m south-west of the Site. The watching brief monitored the work of the excavation of service trenches, cables, CCTV and of excavations association with the construction of the substations and transformers for a new solar farm. One post-medieval ditch was observed during the watching brief, but no archaeological finds were recovered from the ditch.

#### 7.2.6 Industrial (1750AD to 1900AD)

---



The Industrial Revolution swept across Britain in the late 18th and early 19th centuries. The period is considered to be the most significant in the shaping of our current world (Barber 2019, 3), with the advancement in steam engines and the development of industry bringing new opportunities for the growing population.

Whilst the North and Midlands regions of the country became the heart of the Industrial Revolution, the south-east industries can be seen as more of an element in the development of certain landscapes. The modification of streams and rivers with dams and navigations, and the construction of canals, roads and railways are the most obvious examples of the south-east developed during this time (Barber 2019, 7).

The Industrial Revolution also caused an expansion in towns and cities, with the growing population needing more places to live. This also led to planned towns such as Crawley, situated 28km north-east of the Site, and commuter towns such as Haywards Heath, situated 24km east of the Site (Barber, 2019, 15).

There are six farmsteads of Industrial date recorded within the study. However, none have been recorded within the Site.

The closest is Hookland Farm (MSW11784) which is located approximately 55m north-west of the Site. This farmstead includes the previously mentioned Grade II Listed Hookland Farmhouse (1354240) and has a late 19th century U-plan regular courtyard with a second L-plan courtyard to the right.

The earliest available historic mapping of Hookland Farm is on the South Shipley Tithe Map of 1834 (Document Ref: Add Mss 522). The Site is depicted as farmland with a driveway running from 'Basing Lane', which is now the A24. The surrounding area is also farmland with 'Hookland Lane' depicted to the north-west of the Site. The buildings of Hookland Farm are not depicted but the field in which the Site sits is annotated as 'The Paddock'.

Hookland Farm is also depicted on a plan of the Hooklands Estate and Manor in the Parishes of Shipley and West Grinstead, drawn in 1834 (Document Ref: Add Mss 781). The farm is agricultural land situated adjacent to the previously mentioned 'Basing Lane', which is now the A24. The buildings of Hooklands Farm are recorded, including the Grade II Listed Hookland Farmhouse (1354240). These are annotated as 'Hooklands Manor House Outbuildings Yard'. The Site is depicted as two fields, with the driveway to Hookland Farm dividing the two. The field to the west of the driveway is annotated as 'Great Fir Tree Field' and the field to the east of the driveway is annotated as 'Seven Acres or Little Fir Tree Field'. The pond situated to the north-west of the Site is also depicted and annotated as 'Woman Hood Pond'.

Hookland Farm is also recorded on the first edition Ordnance Survey (OS) map of 1875. The Site is depicted within the farm with the Grade II Listed Hookland Farmhouse (1354240) depicted to the north-west of the Site. The surrounding area of the Site is depicted as fields and farmland, with a sluice 10m north-west of the Site. Hook Farmhouse (1039957) is also depicted, along with Yew Tree Cottage (1354094).

The other five farmsteads include the following records; none of which are recorded within the Site.

- a 19th century three-sided loose courtyard farmstead at East Wolves Farm (MSW10147), located 550m south of the Site;
- a 19th century L-plan farmstead at Coomberwick (MSW9868), located 600m south-east of the Site;
- a 19th century L-shaped farmstead with detached farmhouse attached to the agricultural range at Martins Farm (MSW12344), situated 610m south-west of the Site;
- a 19th century double sided loose courtyard farmstead at West Lands Farm, located 660m west of the Site (MSW13944); and
- the site of a 19th century single outfarm to the north-west of Windcaves Farm (MSW10448), located 750m north-east of the Site. This site has now been demolished;

All of five of these farmsteads are depicted on the first edition Ordnance Survey (OS) map of 1875. They are all annotated by name, except for the courtyard farmstead at West Lands Farm, which is annotated as 'Sticker's Farm'. All the boundaries of these farmsteads blend into the agricultural land surrounding the Site, adding context to the agricultural landscape around Hookland Farm.

Further industrial activity includes the two following records. However, none have been recorded within the Site.

- a brick kiln (MSW4799) noted on the tithe map of 1874 was discovered 620m north of the Site;
- one ditch (MSW14961) was discovered 680m north of the Site during an archaeological watching brief prior to the installation of a new solar farm in Shipley. It is thought to be part of an old field boundary seen in the Ordnance Survey map of c.1800. No finds were uncovered in the ditch;

### 7.2.7 Modern (1900AD to present)

By the 20th century in Britain, the advances in administrative and social organisation had formalised into County Councils and Rural District Councils, with numerous subsequent boundary changes in the complex tiered system we have today (Barber 2019, 16).

The modern period also saw changes in the style of building, construction techniques and materials. This was caused by the easier transportation of materials through the rail and canal networks built in the Industrial period (Barber 2019, 15).

On the Ordnance Survey maps of 1911 and 1947, there are no changes to the Site and the surrounding area. The road to the south of the Site (now the A24) is depicted throughout the maps but is only annotated as the A24 in the 1947 edition. The surrounding area around the Site remains fields and arable farmland.

There are currently no records of modern sites within the study area.

### 7.2.8 Unknown Date

There is only one record of unknown date within the study area. It is not recorded within the Site. Two undated kilns were recovered approximately 700m south-west of the Site, during an archaeological evaluation of the Ashington By-Pass in May 1993. The kilns were subcircular pits and contained 80% burnt clay and 20% charcoal. Further investigations around the kilns in June 1993 recovered no further features or information about the kilns.

## 8 Heritage Events

In addition to the two previously mentioned heritage events, there is a further heritage event which has taken place within the study area. The location of this event is shown on Figure 4.

In January 2018, a watching brief was carried out by Chris Butler Archaeological Services at land adjacent to the BP Filling Station in Ashington, approximately 650m south-west of the Site. The watching brief was carried out during the excavation of two boreholes and ground reduction for a non-permanent dwelling. No archaeology of note was found, and no finds were identified during the watching brief.

## 9 Historic Landscape Characterisation

Historic Landscape Characterisation (HLC) data was provided by West Sussex HER. The HLC data can be seen on Figure 5.

The whole Site is characterised as a formal enclosure of planned/private land, with the adjacent Grade II Listed Hookland Farmhouse (1354240) characterised as Historic Dispersed. Bordering the eastern side of the red line boundary (RLB) is a large area characterised as Assarts (land converted from forest to arable use).

The surrounding area is characterised as informal fieldscapes, informal parkland and plantations.

## 10 Site Walkover

A site visit was undertaken by Beth Hendy on 22 June 2023 to assess the current site conditions and the potential for effects on the setting of nearby designated assets as a result of the proposed works. The weather was bright and sunny. A selection of photographs from the site visit are presented in Appendix D.

The Site is located on the north side of the A24, north-east of Ashington in the Horsham district of West Sussex. It is accessed via a long north-east orientated access drive, which runs through the middle of the Site, separating the eastern and western sections of the Site. The Site is bounded by Hooklands Farm and various outbuildings to the north, by the A24 to the south, and by further agricultural land surrounding Hooklands Farm to the east and

west. The Site extends to the south-west to include space of a temporary haul road which will be constructed across neighbouring agricultural land to connect to London Road.

The site visit began with the Grade II Listed, Hooklands Farmhouse (1354240) (Plate 1). Facing south-east from this point towards the access drive and the A24, there are some views of the Site. However, these views are filtered by the trees that line the access drive (Plate 2). The walkover then continued into the eastern section of the Site (Plate 3), walking towards the south-eastern corner of the Site. From the south-eastern corner of the Site, there is a filtered view of Hooklands Farmhouse, as trees and vegetation block the view towards the majority of the house (Plate 4). The walkover then continued along the southern boundary of the Site, across the access driveway. A selection of trees that sit along the line of the driveway will be removed for the construction vehicles to move between the eastern and western sections of the Site. From this point, the view towards Hooklands Farmhouse is still filtered by the trees which will remain during the construction of the proposed scheme (Plate 5).

The walkover then continued further along the southern boundary of the Site. From the south-western corner of the Site, where the site compound and welfare unit will be located, the field dips down slightly and the view towards Hooklands Farmhouse is completely blocked by vegetation and trees (Plate 6). The site visit then continued into the adjacent field where the temporary haul road will be constructed. From this field, the treeline blocks the view towards Hookland Farmhouse (Plate 7).

The site visit then continued along London Road towards to access point of the temporary haul road outside No. 2 Hooklands Lodge (Plate 8). The vegetation and trees on the eastern side of No.2 Hooklands Lodge will be removed in order to access the field behind and create the temporary haul road (Plate 9). There is also no clear view of London Road or the site of the temporary haul from the Grade II Listed Ashington House (1027197) situated on London Road. This property is surrounded by trees on all sides.

## 11 Assessment of Significance and Archaeological Potential

The baseline study and walkover site visit identified several heritage assets considered likely to be directly affected by the proposed works. For all other previously recorded assets there will be no affect as a result of the proposed development. As a result, they are not considered within the assessment of significance and impact assessment.

### 11.1 Designated Assets

Hooklands Farmhouse (1354240) is a Grade II Listed Building and is of medium importance. The building is situated 70m north-west of the Site. The building is significant due to the evidential value it holds with regards to architectural styles of the industrial period, particular through the hipped tiled roof. It also holds historic value with its association with the medieval parks of Hookland and Knepp Castle. The setting of the

farmhouse has been altered slightly by the introduction of the A24 to the landscape and substantial amount of traffic and associated noise associated with it.

Ashington House (1027197) is a Grade II Listed Building and is of medium importance. The building is situated 435m south-west of the Site. Built in c.1830, this house holds evidential value through the contribution it makes to understanding architecture, materials and construction methods in the industrial period. It also holds aesthetic value through its twin column porch and south-facing bay windows which look over a landscape garden. The house is situated within the historic landscape of Holmbush House estate (TQ11NW16), which adds to its cultural significance.

Yew Tree Cottage (1354094) is a Grade II Listed Building and is of medium importance. The cottage is situated 700m south-west of the Site. Built in the 17th century, this building holds evidential value through the contribution it makes to understanding post-medieval architecture, materials and form. It also holds aesthetic value through its timber-framed exterior, surrounded by landscaped gardens.

The Oast House (1345095), Oast House Barn (1182097) and Oast Cottage (1182086) are all Grade II Listed Buildings and are all of medium importance. They are situated 590m, 630m and 610m south-west of the Site. They all hold evidential value through the contribution they make to understanding 18th century architecture, form and materials. The Oast House (1345095) and Oast House Barn (1182097) hold historic value with regards to their association with Holmbush Farm, as they were previously used as buildings on this farm. They also hold aesthetic value as a collection of farm buildings associated with the agricultural character of the surrounding land. This adds to their cultural significance.

## 11.2 Archaeological Potential

The potential for archaeological remains to be encountered during construction works associated with the scheme is considered on a period-by-period basis and is based on the other known heritage assets from the study area.

There are no records of the Palaeolithic, Mesolithic, Neolithic periods in the study area and, therefore, the potential for encountering archaeological remains dating to these periods is low.

The sole representation of the Bronze Age period within the study area is the late Bronze Age settlement situated in the ANA 305m south of the Site (DSW8555). Given the distance between this Bronze Age settlement and the Site, the potential for encountering further remains relating to the Bronze Age within the Site is low.

There are no records of the Iron Age, Roman or early medieval periods in the study area and, therefore, the potential for encountering archaeological remains dating to these periods is low.

The representation of archaeological remains from the medieval period include two historic farmsteads. Hook Farm is situated 620m south-east of the Site (MSW11780) and the medieval farmstead situated within the ANA is 305m south of the Site (DSW8555). Given that these artefacts are unstratified and are a sufficient distance away from the Site, the

potential for encountering further archaeological remains from the medieval period within the Site is low.

Given the number of post-medieval assets which remain within the study area, including three farmsteads (MSW9933, MSW11672 and MSW14034), Holmbush House estate (TQ11NW16), three linear ditches (MSW14970), a brickyard near Hook Farm (MSW4804) and two pieces of post-medieval pottery (MSW6377 and MSW7036), the potential for encountering further archaeological remains of this date within the study area is moderate. However, given that all these archaeological remains are situated over 400m away from the Site, there is low potential for encountering significant archaeological remains of post-medieval date within the Site.

The industrial farmstead of Hookland Farm (MSW11784) is located only 55m north-west of the Site. However, there is low potential for encountering further archaeological remains of Industrial date as previous ploughing activities and the construction activities during the installation of the A24 will have truncated earlier remains within this farmstead. The historic mapping also shows no development on the Site, implying there is little that remains within the Site.

There are no records of the modern period in the study area and, therefore, the potential for encountering archaeological remains dating to this period is low.

## 12 Impact Assessment

The Construction Management Plan prepared by Penfold Verrall provides a full description of the proposed construction activities. The details of the proposed works can be seen on the proposed site plan (drawing no: J61.50/01) and cross sections plan (drawing no: HF/150/101). With respect to the assessment of heritage impacts, key temporary construction impacts of the scheme include:

- The presence and movement of construction vehicles and equipment during the regrading of the Site which may impact the heritage assets as a result of changes to their setting;
- The presence and movement of construction vehicles and equipment, including the associated noise, lighting and dust, during the construction of the temporary haul road which may impact the heritage assets as a result of changes to their setting;
- Increase of traffic using the B2133, London Road and the temporary haul road whilst delivering materials which may impact the heritage assets as a result of changes to their setting;
- The siting of the works compound, welfare unit and erection of fencing around the Site which may impact the heritage assets as a result of changes to their setting; and

- The removal of vegetation and trees along London Road, the site of the temporary haul road and across the main drive to Hooklands Farmhouse in order for the materials to be delivered and moved to Site;

The Construction Management Plan prepared by Penfold Verrall provides a full description of the operational activities. The details of the proposed works can be seen on the proposed site plan (drawing no: J61.50/01) and cross sections plan (drawing no: HF/150/101). With respect to the assessment of heritage impacts, key operational impacts of the scheme include:

- Physical impacts on the value of known heritage assets and their settings as a result of the regrading of the Site.

## 12.1 Construction

Hooklands Farmhouse (1354240) is a Grade II Listed Building which is situated 70m north-west of the Site and is of medium importance. Hooklands Farmhouse will be temporarily impacted during the construction phase of the proposed scheme as the presence and movement of construction vehicles and equipment during the regrading of the Site, the erection of the fencing around the Site and the construction of the temporary haul road will impact the setting of the asset. The movement of construction vehicles and construction of the temporary haul road will disturb the tranquillity in which the farmhouse sits, whilst the erection of the fencing will temporarily alter the rural views from the farmhouse. In addition, the increase in traffic using London Road and the temporary haul road to deliver materials to Site will also impact the setting of the farmhouse. The associated noise, lighting and dust of all these construction activities, and the loss of vegetation to facilitate access, will also temporarily impact the setting of the asset. It is considered that there will be a temporary, minor negative magnitude of impact during these works. Therefore, on an asset of medium importance, there will be a slight adverse effect on the Grade II Listed Building, which is not significant. These impacts are temporary and will cease once the construction phase is completed.

In addition, Hooklands Farmhouse will be temporarily impacted as the construction of the site compound and welfare unit will disturb the tranquillity in which the farmhouse sits, impacting the setting of this asset. However, given the gentle slope down in the field topography and that the view to the farmhouse from the proposed site compound is filtered by trees, it is considered that this will be a negligible magnitude of impact during the works. Therefore, on an asset of medium importance, there will be a neutral effect on the Grade II Listed Building as a result of the compound, which is not significant.

Ashington House (1027197) is a Grade II Listed Building situated 435m south-west of the Site. It is of medium importance.

Ashington House will be temporarily impacted during the construction phase of the proposed scheme as the presence and movement of construction vehicles during the construction of the temporary haul road will cause an increase in noise, impacting the

setting of this asset. In addition, the removal of vegetation along London Road, and the increase of traffic using London Road and the temporary haul road whilst delivering materials will also bring an increase of noise, impacting the setting of this asset. It is considered that that these activities will be a temporary, minor negative magnitude of impact during these works. Therefore, on an asset of medium importance, there will be a slight adverse effect on the Grade II Listed Building, which is not significant. These impacts are temporary and will cease once the construction phase is completed.

Yew Tree Cottage (1354094) is a Grade II Listed Building situated 700m south-west of the Site. It is of medium importance.

Yew Tree Cottage will be temporarily impacted by the construction phase of the proposed scheme as the increase of traffic using the B2133 and London Road delivering materials to Site will cause associated noise, lighting and dust, impacting the setting of this asset. However, as the setting of Yew Tree Cottage is degraded by noise and light pollution from the B2133 and nearby roundabout already, it is considered that the additional intrusion will result in a negligible magnitude of impact during the works. Therefore, on an asset of medium importance, there will a neutral effect on the Grade II Listed Building, which is not significant.

The Oast House (1345095), Oast House Barn (1182097) and Oast Cottage (1182086) are all Grade II Listed Buildings. They are situated 590m, 630m and 610m south-west of the Site. They are all of medium importance.

The Oast House, Oast House Barn and Oast Cottage will be temporarily impacted by the construction phase of the proposed scheme as the increase in traffic using local roads through Ashington to deliver materials to Site will cause an increase in noise, lighting and dust, impacting the setting of this asset. The traffic management plan (Appendix D: Construction Management Plan, Penfold Verrall) has been designed to ensure that vehicles only approach the B2133 from the A24 when delivering materials therefor mitigating the potential impact on these three designated heritage assets from increase volumes of noise from the traffic. It is considered that there will be a negligible magnitude of impact during these works. On an asset of medium importance, there will a neutral effect on the Grade II Listed Building, which is not significant.

## 12.2 Operation

The setting of Hooklands Farmhouse will be permanently impacted by the regrading of the Site, through the raising of the ground levels towards the A24. The details of the proposed works can be seen on the proposed site plan (drawing no: J61.50/01) and cross sections plan (drawing no: HF/150/101). Regrading the Site will change the views from Hooklands Farmhouse, as the ground will become higher in places, blocking the view of the trees and hedges on the southern boundary of the Site, along the line of the A24, in some places. The view from the farmhouse towards the southern boundary is already filtered by the trees which line the driveway. Therefore, the connection between Hooklands Farmhouse and the southern boundary is already filtered and adding further obstructions to the view will not deteriorate the cultural significance of the property. In addition, the regrading of the Site will



also provide protection from the noise and light pollution of the A24, improving how Hooklands Farmhouse and the surrounding landscape is experienced. Therefore, it is considered that raising the ground levels will be a permanent minor positive magnitude of impact. On an asset of medium importance, there will be a slight beneficial effect on the Grade II Listed Building.

## 13 Recommended Mitigation

This assessment has identified the potential for minor negative impacts on the setting of Hooklands Farmhouse and Ashington House. Impacts on the setting of these designated heritage assets may be reduced by the control of light spillage, noise and dust within the construction phase of the proposed scheme. This will be detailed in and managed through the Construction Management Plan. By adhering to working hours, and through good site layout and working practices, impacts on the setting of heritage assets will be minimised but not completely removed.

No mitigation is recommended with regards to the removal of the vegetation during the construction phase of the scheme. The vegetation will be replanted following the completion of the construction phase of the proposed scheme. This will fill the gaps in the landscape and eventually blend into the surrounding area of the Hooklands Farm.

This assessment has identified a permanent impact on Hooklands Farmhouse. No mitigation is recommended with regards to this as the impact is beneficial.

From the details of the baseline information and a review of the area through historic mapping and aerial photographs, it has been determined that there are no current known archaeological remains indicated within the Site. There is also a low potential to encounter previously unknown buried archaeological remains within the Site, due to previous construction and ploughing activities truncating earlier remains. Therefore, no archaeological mitigation, such as further investigations or evaluations, are recommended. This is subject to agreement with the local planning authority.

## 14 Conclusion

This assessment has considered the potential effects of the proposed development on archaeological and heritage assets within the study area at Hooklands Farm.

This assessment has identified there will be no physical impact on any known designated or non-designated heritage assets as a result of the proposed scheme.

This assessment has identified that there will be minor temporary negative impacts on the setting of the Grade II Listed Buildings, Hooklands Farmhouse (1354240) and Ashington House (1027197), during the construction phase of the scheme. Impacts on the setting of these designated heritage assets may be reduced by the control of light spillage, noise and dust within the Construction Management Plan.

The temporary negative impacts on the setting of Hooklands Farmhouse (1354240) and Ashington House (1027197) regarding the removal of vegetation are temporary. Following completion of the construction phase, the vegetation will be replanted and will eventually blend into the surrounding landscape.

This assessment has also identified that there will be temporary negligible impacts on the setting of the Grade II Listed Buildings, Yew Tree Cottage (1354094), The Oast House (1345095), Oast House Barn (1182097) and Oast Cottage (1182086) during the construction phase of the scheme. No mitigation is recommended with regards to these impacts.

During operation of the scheme, there will be a permanent minor beneficial effect on the setting of Hooklands Farmhouse (1354240) since the regrading of the Site will improve how the farmhouse and the surrounding landscape is experienced. No mitigation is recommended with regards to this impact.

There are no current known archaeological remains indicated within the Site. There is also a low potential to encounter previously unknown buried archaeological remains within the Site, due to previous construction and ploughing activities truncating earlier remains. Therefore, no archaeological mitigation, such as further archaeological investigations or evaluations, are recommended. This is subject to agreement with the local planning authority.

## 15 References

Allen, M (2019) 'The Roman Period' in South East Research Framework Resource Assessment and Research Agenda. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

A P Baggs, C R J Currie, C R Elrington, S M Keeling and A M Rowland, 'Shipley: Economic history', in A History of the County of Sussex: Volume 6 Part 2, Bramber Rape (North-Western Part) Including Horsham, ed. T P Hudson (London, 1986), pp. 117-122. Available at: British History Online <http://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp117-122> [Accessed June 2023].

Barber, L (2019) 'Post-medieval, Modern and Industrial' in South East Research Framework Resource Assessment and Research Agenda. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

Bradley, R. (2014) 'Neolithic & Early Bronze Age Resource Assessment' in G. Hey and J. Hind (eds) Solent-Thames Research Framework for the Historic Environment, Oxford: Oxford Archaeology, pp 87 – 109. Available at: <https://oxfordarchaeology.com/research-publication/solent-thames-research-framework>

British Geological Survey (BGS) (2023) BGS Geology Viewer. Available at: <https://geologyviewer.bgs.ac.uk/> [Accessed May 2023].

Carroll, M. and Lang, A. 'The Iron Age' in Adkins, R., Adkins, L. & Leitch, V. (2008) *The Handbook of British Archaeology*, London: Constable, pp 94-133.

Champion, T (2019) 'Middle Bronze Age to Iron Age' in South East Research Framework Resource Assessment and Research Agenda for the Middle Bronze Age to Iron Age periods Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

Chartered Institute for Archaeologists (2020) Standard and guidance for historic environment desk-based assessment. Available at <https://www.archaeologists.net/codes/cifa/> [Accessed May 2023].

Dodd, A. (2014) 'Early Medieval Period Resource Assessment' in G. Hey and J. Hind (eds) *Solent-Thames Research Framework for the Historic Environment*, Oxford: Oxford Archaeology, pp 185 – 226. Available at: <https://oxfordarchaeology.com/research-publication/solent-thames-research-framework>

Fulford, M. (2014) 'The Roman Period Resource Assessment' in G. Hey and J. Hind (eds) *Solent-Thames Research Framework for the Historic Environment*, Oxford: Oxford Archaeology, pp 179 – 184. Available at: <https://oxfordarchaeology.com/research-publication/solent-thames-research-framework>

Hey, G. (2014) 'Late Upper Palaeolithic & Mesolithic Resource Assessment' in G. Hey and J. Hind (eds) *Solent-Thames Research Framework for the Historic Environment*, Oxford: Oxford Archaeology, pp 83 – 85. Available at: <https://oxfordarchaeology.com/research-publication/solent-thames-research-framework>

Historic England (2017) *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)*. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Accessed May 2023].

Historic England (2018) *Historic England: Sites of Early Human Activity Selection Guide*. Available at: <https://historicengland.org.uk/images-books/publications/dssg-sites-early-human-activity/>

Horsham District Council (2020) *Horsham District Local Plan 2019-2036*. Available at: <https://strategicplanning.horsham.gov.uk/consult.ti/LocalPlanReview/consultationHome> [Accessed May 2023]

Institute of Environmental Management & Assessment (IEMA), Cifa, and Institute of Historic Building Conservation (IHBC) (2021) *Principles of Cultural Heritage Impact Assessment in the UK*. Available at: <https://www.iema.net/resources/blog/2021/07/20/launch-of-principles-of-cultural-heritage-impact-assessment/> [Accessed May 2023]

Landis (2023) *Cranfield Soil and Agrifood Institute Soilscales map* [Online Viewer]. Available at: <http://www.landis.org.uk/soilscales/> [Accessed May 2023].

Lang, A. and Preston, P. 'The Palaeolithic Period' in Adkins, R., Adkins, L. & Leitch, V. (2008) *The Handbook of British Archaeology*, London: Constable, pp 1-22.

Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework—2/> [Accessed May 2023].

MOLAS (2004) Chichester Harbour. An Area of Outstanding Natural Beauty. An Archaeological Research Framework. London: MOLAS.

Penfold Verrall (undated) Construction Management Plan (unpublished document)

Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9). Available at: <https://www.legislation.gov.uk/ukpga/1990/9/contents/> [Accessed May 2023].

Pope, M., Wells, C., Scott, B., Maxted A., Haycon N., Farr, L., Branch, N. & Blinkhorn, E. 'The Upper Palaeolithic and Mesolithic Periods' in South East Research Framework Resource Assessment and Research Agenda. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

Pouncett, J. 'The Neolithic Period' in Adkins, R., Adkins, L. & Leitch, V. (2008) The Handbook of British Archaeology, London: Constable, pp 36-65.

Preston, P. 'The Mesolithic Period' in Adkins, R., Adkins, L. & Leitch, V. (2008) The Handbook of British Archaeology, London: Constable, pp 23-35.

Roberts. 'The Bronze Age' in Adkins, R., Adkins, L. & Leitch, V. (2008) The Handbook of British Archaeology, London: Constable, pp 63-93.

Weekes, J (2019) 'Medieval' in South East Research Framework Resource Assessment and Research Agenda. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

Wenban-Smith, F., Bates, M., Bridgland, D., Harp, P., Pope M. and Roberts, M (2019) 'The Early Palaeolithic' in South East Research Framework Resource Assessment and Research Agenda. Available at: <https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>.

West Sussex County Council (2018) West Sussex Joint Minerals Local Plan. Available at: <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/> [Accessed: June 2023]

### ***Cartographic Sources***

Ordnance Survey County Series First Edition Six Inch to the Mile (1:10 560), Surveyed: 1875, Published: 1879. Sussex Sheet XXXVII

Ordnance Survey County Series Second Edition Six Inch to the Mile (1:10 560), Surveyed: 1909, Published: 1911. Sussex Sheet XXXVII.10

Ordnance Survey County Series Third Edition Six Inch to the Mile (1:10 560), Surveyed: 1939, Published: 1947. Sussex Sheet XXXVII.10

## A Figures



Spear Hill Farm

Spear Hill

Hooklands Fa

Hookland Lodge

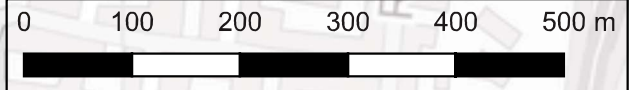
Brickyard Fa

B2133

Basing-Hill

Hook F

East Wolves Farm





Spear Hill Farm

Spear Hill

Hooklands Fa

Hookland Lodge

Brickyard Fa

East Wolves Farm

1027484

1354240

1182086

1027197

**B2133**

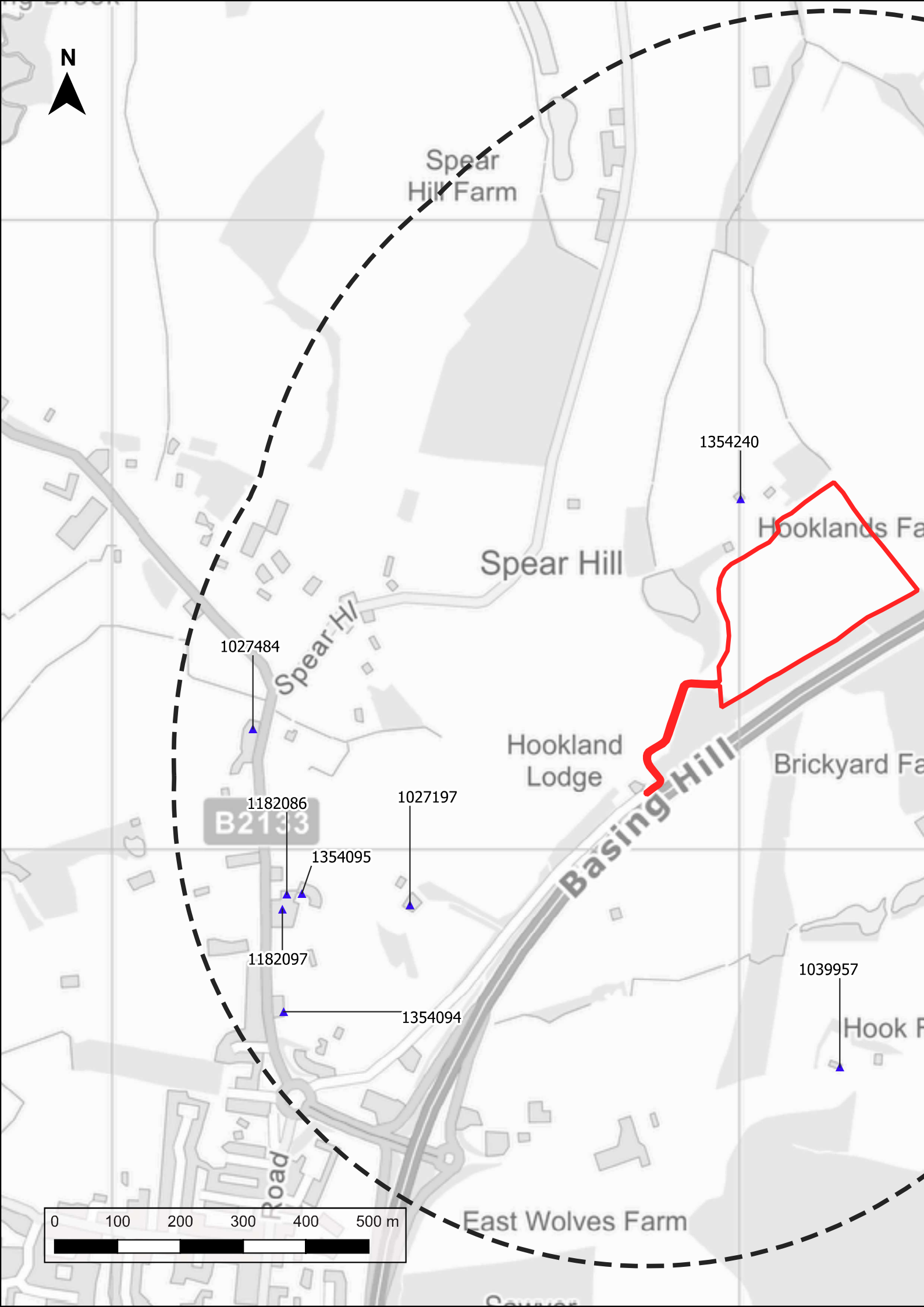
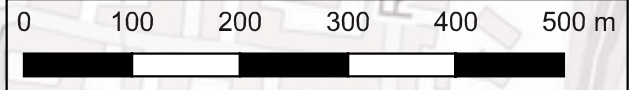
1354095

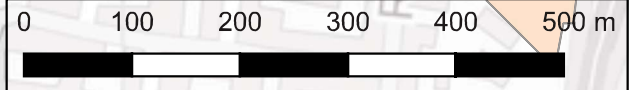
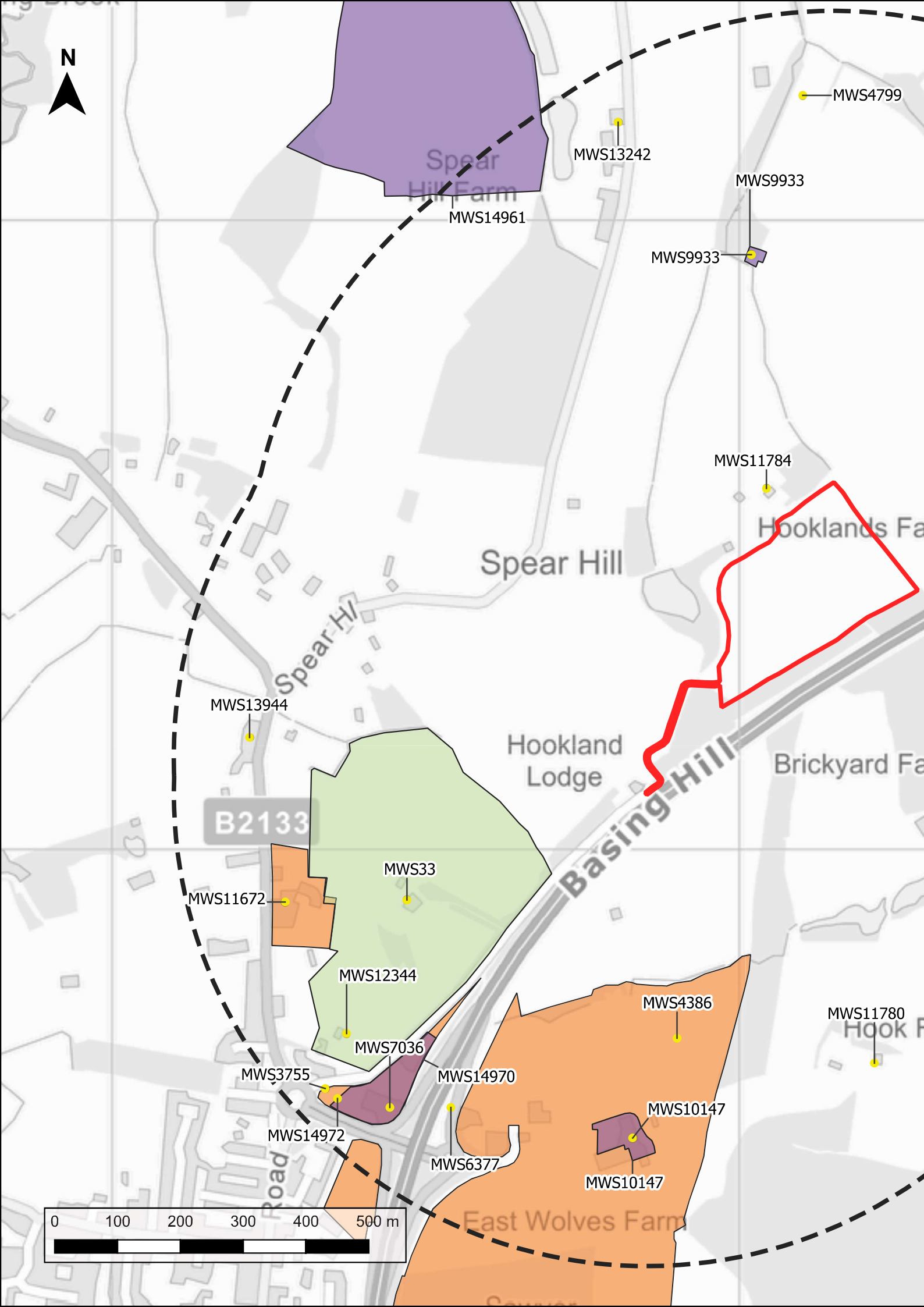
1182097

1354094

1039957

Hook F









Spear Hill Farm

EWS1929

Spear Hill

Hooklands Fa

Hookland Lodge

Brickyard Fa

B2133

Basing-Hill

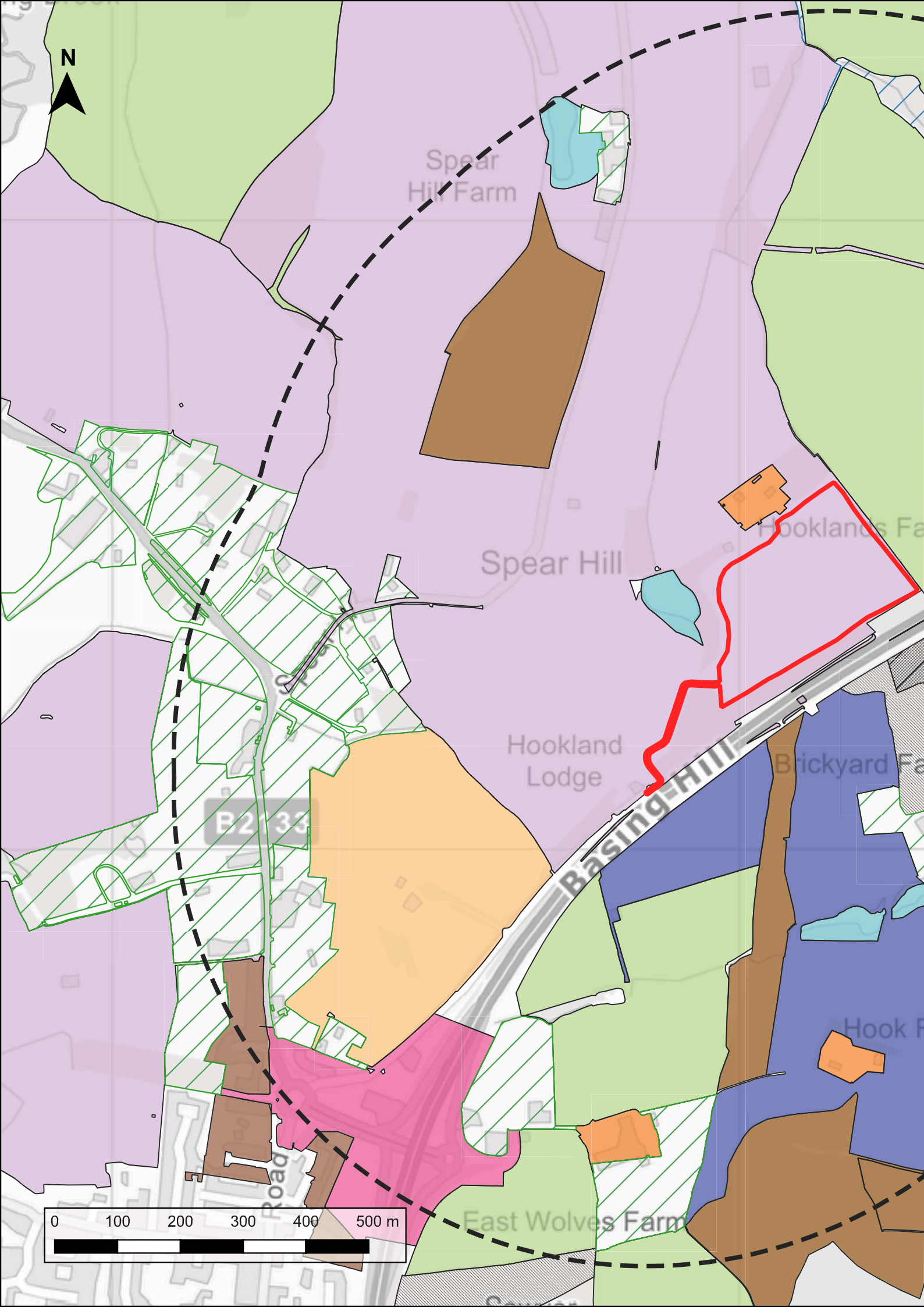
Hook F

EWS1941

EWS1939

East Wolves Farm





N

Spear Hill Farm

Spear Hill

Hookland Lodge

Hookland Farm

Brickyard Farm

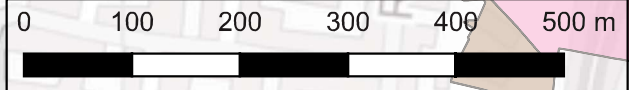
Hook Farm

East Wolves Farm

P2 33

Basing Hill

Road



## B Assessment Criteria

The assessment methodology has been developed to reflect the Principles of Cultural Heritage Impact Assessment in the UK (IEMA/CIfA/IHBC, 2021). The basis for assessing impacts on the historic environment is an understanding of the heritage assets that might be affected by a proposal. Planning policy and guidance emphasise the need to understand the cultural significance of heritage assets, including their setting, reflecting that the primary purpose is to preserve significance rather than no change. The process of gaining this understanding can be broken down into three distinct stages:

**Description:** Research leading to a preliminary factual statement that establishes the location, nature and setting of the asset.

**Cultural significance:** Analysis of what we value about the asset and the contribution made by its setting, leading to a statement of cultural significance. Cultural significance is not scaled but can be expressed in terms of four key ‘heritage values’ as outlined in Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage, 2008):

- **Evidential value:** the potential of a place to yield evidence about past human activity. Sites of evidential value will include those which have archaeological interest.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present. Heritage assets can either illustrate, or be associated with, past people and events.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic value can arise from conscious design or fortuitously from the way the heritage asset has evolved.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

**Importance:** A conclusion regarding the level of protection or consideration that the asset merits in planning policy and cultural heritage legislation. A judgement on importance is scaled and can therefore be expressed in terms of the following criteria:

Importance	Examples
Very High	World Heritage Sites Places of international importance due to their ‘outstanding universal value’.

Importance	Examples
High	<p>Scheduled Monuments</p> <p>Grade I or II* Listed Buildings</p> <p>Grade I or II* Registered Parks and Gardens</p> <p>Battlefields</p> <p>Places or structures of national importance</p> <p>Non-designated heritage assets of equivalent national importance or potential to contribute significantly to national research objectives</p>
Medium	<p>Grade II Listed Buildings</p> <p>Grade II Registered Parks and Gardens</p> <p>Conservation Areas</p> <p>Non-designated assets of regional or high local importance with potential to contribute significantly to regional and local research objectives. This includes assets which have particular regional associations or may have important associations in a local context (e.g. they have significance to local population or embody something of the special identity of a locality).</p>
Low	<p>Locally Listed Buildings</p> <p>Non-designated assets which are relatively poorly preserved or have limited importance in a local context and low potential to add to local and regional research objectives.</p>
Negligible	<p>Assets that have very limited or no archaeological, historical or cultural importance.</p>

Having understood cultural significance, the next step is to understand the proposed change(s) and the impact they would have on cultural significance. The process of evaluating the consequences of change can be usefully broken down into three distinct analytical stages:

**Change:** A factual statement of how a proposal would change an asset or its setting including physical, visual appearance, scale, nature and duration.

**Impact:** An assessment of the degree to which any changes would increase or decrease the cultural significance of an asset. Impact is scaled and the magnitude of impact is a reflection of the extent to which the cultural significance of an asset is changed by a proposal. A judgement of magnitude of impact can be made based on the following criteria:

Magnitude of Impact	Criteria
Major Negative	Causes total destruction, or change to, most key elements of the asset that results in substantial loss of integrity and cultural significance. Comprehensive change to the setting of the asset, which is a critical aspect of the cultural significance of the asset. Any such change would not normally be reversible.
Moderate Negative	Causes change to, or loss of, many key elements which result in a moderate loss of integrity and cultural significance of the asset. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Minor Negative	Change to some elements which lead to a limited loss of integrity and cultural significance of the asset. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Negligible/ No change	No appreciable change to the cultural significance of the asset or its setting.
Minor Positive	Change to some elements which leads to limited improvement in integrity and cultural significance of the asset, or arrests decline. Change to the setting of the asset where this makes a limited contribution to the cultural significance of the asset.
Moderate Positive	Causes change to many key elements which result in a moderate enhancement to integrity and cultural significance of the asset or reverses decline. Moderate changes to the setting of the asset where this makes an important contribution to the cultural significance of the asset.
Major Positive	Causes significant change to most key elements of the asset that results in substantial enhancement of cultural significance. Comprehensive change to the setting of the asset which this is a critical aspect of the asset's cultural significance.

**Effect:** A conclusion regarding whether an impact matters or not, reflecting the importance of the affected heritage asset. The effect is the measure that brings together the magnitude of the impact and the importance of the heritage asset. This a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or ultimately in the test as to whether the proposal will be acceptable and permitted. The effect can be articulated through the use of a matrix that brings together the importance of an asset and the magnitude of impact on the significance of an asset. Where there are two options for a level of effect it is a matter of professional judgement which should be articulated in the text description as to the level of effect appropriate:

Importance of Asset	Magnitude of Impact			
	No Change	Minor	Moderate	Major
Negligible	Not Significant or Neutral	Slight/ Neutral	Slight/ Neutral	Slight/ Neutral
Low		Slight/ Neutral	Slight	Moderate/ Slight
Medium		Slight	Moderate	Moderate/ Large
High		Moderate/ Slight	Moderate/ Large	Large

# C Recorded Heritage Assets

## C.1 Designated Heritage Assets

List Entry	Name	Grade	NGR	Description
1027197	Ashington House	II	TQ 13475 16912	1830 circa. Almost square with a service wing behind. Two windows to the south, three windows facing north. Slate roof. Blocking course. Slate roof has three bays on ground floor. Twin columns, pediment on either side. The service wing
1027484	West Lands Cottage West Lands Old Farmhouse	II	TQ 13225 17192	L-shaped building. West wing infilling. Tiled roof. Casement windows. North wing early 19th century. Three windows. North wing two storeys. Three windows. Windows alternate. Eaves cornice intact. Round-headed door
1039957	Hook Farmhouse	II	TQ 14159 16654	Farmhouse. Later 16th century wing. Timber-framed and with plain and fish scale. Exposed framing to north. Plain tiled roof, hipped to west. Ridge stack off-centre. Stack on north wing. Four storeys. South front. In

List Entry	Name	Grade	NGR	Description
				on 1st floor and 2 on ground floor. The angle between wings on the east end is a small extension on east end of the main wing.
1182086	Oast Cottage	II	TQ 13279 16929	18th century L-shaped building with casement windows facing west, on the east end of the front. Tiled roof. Casement windows.
1182097	Oast House Barn	II	TQ 13272 16905	18th century or earlier. Formerly a barn with boarding. Hipped tiled roof. Part of the farm built originally.
1354094	Yew Tree Cottage	II	TQ 13274 16742	Probably 17th century. Two storeys. Stuccoed. Tiled roof. Casement windows.
1354095	The Oast House	II	TQ 13303 16930	This was part of the farm and has been converted into a house in the 19th century. Two storeys. Tiled roof. Casement windows. Behind to the north is a small building with a conical roof that is now part of the house.
1354240	Hookland Farmhouse	II	TQ 14001 17558	Early 19th century. Two storeys. Stuccoed. Hipped tiled roof with rectangular fanlight.



## C.2 Non-Designated Heritage Assets

Monument ID	Name	NGR	Period	Description
MWS10147	East Wolves Farm Historic Farmstead, Ashington	TQ 13815 16543	Industrial	East Wolves Farm is a courtyard farmstead with a main yard (part of the farmstead is missing from the yard. It is in an apparent alteration).
MWS10448	Site of Field Barn Historic Outfarm to the northwest of Windcaves Farm, West Grinstead	TQ 14508 18243	Industrial	Field Barn to the northwest of Windcaves Farm, West Grinstead. 19th century single outbuilding. Isolated location but the building is demolished/lost.
MWS11672	Holmbush Farm Historic Farmstead, Ashington	TQ 1327 1691	Post Medieval	Holmbush Farm is a 17th century courtyard farmstead with a main plan. The farmstead has a gable facing the yard. It has suffered partial loss (leaving a main building which is made up of two rows of buildings).
MWS11780	Hook Farm, Historic Farmstead, Wiston	TQ 14214 16661	Medieval	Hook Farm is a medieval farmstead with the present main yard evident. The main yard is away from the yard. It has suffered significant loss.
MWS11784	Hookland Farm, Historic Farmstead, Shipley	TQ 14042 17575	Industrial	Hookland Farm is a late 19th century courtyard farmstead with one main yard evident. It has elements to the main plan.

Monument ID	Name	NGR	Period	Description
				and set away from the and has suffered signif alteration). The second plan.
MWS12344	Martins Farm Historic Farmstead, Ashington	TQ 13374 16708	Industrial	Martins Farm is a 19th detached farmhouse at is in an isolated locatio alteration).
MWS13242	Oxcopse Barn Historic Outfarm, Shipley	TQ 13806 18157	Industrial	Oxcopse Barn is a 19th outfarm of field barn. It undergone total chang complete alteration to t on the site of the histor destroyed or obscure h
MWS13944	West Lands Historic Farmstead, Ashington	TQ 13220 17179	Industrial	West Lands is a 19th c courtyard farmstead wi the main plan. The farm from the yard. It is in a partial loss (less than 5
MWS14034	Woodmans Farm Historic Farmstead, Wiston	TQ 14909 17580	Industrial	Woodmans Farm is a 1 multi-yard farmstead w from the yard. It is in a significant loss (less th

Monument ID	Name	NGR	Period	Description
MWS14961	Spear Hill Solar Farm, Shipley - Watching Brief	TQ 13486 18223	Post Medieval	An archaeological watching brief was conducted during the installation of a new solar farm at Spear Hill, Shipley. The site is bounded on all sides apart from the east where it is adjacent to a string of plots. The site comprises a weald of chalk and is the work of the excavations of the site by CCTV and of excavations of the site during the construction of the substation. A medieval ditch was observed on the outside of the site and is thought to be part of an old field boundary. A Survey draft map of area around the site were recovered from the site. A number of ceramic building materials were recovered from the topsoil throughout the site. A number of coins was uncovered in the north of the site revealing a modern context.
MWS14970	Land South-East of Martins Farm, Ashington - Watching Brief	TQ 13432 16636	Post Medieval	A watching brief was conducted during the proposed new service connection from the north of Ashington, and the south of London Road, to the east of the site south by the B2133. A number of coins were recovered from the farmstead and associated buildings.

Monument ID	Name	NGR	Period	Description
				the site itself during a p features were identified terminus was noted in front print. Although it c thought to be a continu south-west that contain glazed earthenware po century and mid-18th c was broadly parallel wi could also be of post-m terminus was identified monitored for Tank 3. M feature, and it did not a proposed Forecourt are from the subsoil and co six sherds of pottery da three pieces of ceramic of 18th to mid-19th cen significant archaeologic the watching brief. The elements relating to the farmstead although son
MWS33	Parkscape - Holmbush House	TQ 1347 1692	Post Medieval	A parkscape is shown 1898-9.
MWS3755	Undated kilns - south of Martins Farm	TQ 1334 1662	Unknown	Two undated kilns or o of Martins Farm, Ashin

Monument ID	Name	NGR	Period	Description
				archaeological evaluation May 1993, carried out by Services for WSCC. The of max. diameter 0.8m 80% burnt clay and 10% burning in situ. There were around the kilns in June features. The date and uncertain.
MWS4799	Brick Kiln N. of Cow Barn	TQ 141 182	Industrial	Listed on the title award
MWS4804	Brickyard on Hook Fm	TQ 145 169	Post Medieval	Shown on the map of 1
MWS6377	Land Fronting London Rd, Ashington	TQ 1354 1659	Post Medieval	An archaeological evaluation and the 29th August project facilities and relocation seven trenches were excavated 130m. The majority of the known site of (?) C17/C18 archaeological features undated ditch. However pottery was recovered closest to the cottage remains trenches were backfilled

Monument ID	Name	NGR	Period	Description
MWS7036	An Archaeological Evaluation at Land Fronting London Road, Ashington	TQ 13443 16590	Post Medieval	1 shallow undated feature. An assemblage of 17th to 18th Century pottery. An assemblage was found in the 17th/18th Century farmstead.
MWS9868	Coomberwick Historic Outfarm, Wiston	TQ 14834 17166	Industrial	Coomberwick is a 19th Century outfarm or field barn. It has since suffered significant loss.
MWS9933	Site of Cow Barn Historic Outfarm, Shipley	TQ 14024 17943	Industrial	Cow Barn was a 19th Century outfarm or field barn. It has since been totally demolished.
DWS8555	Bronze Age Settlement, Medieval Farmstead and Post-Medieval Iron Working sites, Ashington	TQ 13709 16483	Bronze Age to Post Medieval	The area consists of Late Bronze Age sites, a Medieval farmstead, and Post-Medieval Iron Working sites and possible kilns.
DWS8873	Holmbush Farm 17th Century Historic Farmstead, Ashington	TQ 13299 16917	Post Medieval	Holmbush Farm is a 17th Century courtyard farmstead with a gable facing the yard. The farmstead is the main plan. The farmstead has suffered partial loss (leaving a gable facing the yard). It is made up of two rows of buildings.
2713	Holmbush House	TQ11NW 16	Post Medieval	A parkscape is shown in the 1898-9.

### C.3 Heritage Events

Event ID	Name	NGR	Dates	Description
EWS1929	Spear Hill Solar Farm, Shipley - Watching Brief	TQ 13486 18224	07/03/2016 - 22/03/2016	An archaeological watching brief was conducted during the construction of a new solar farm on land off Hook Road, Shipley. The site is located in an area known as Spear Hill, which is open farmland on all sides apart from the south where it is adjacent to a string of ponds. The natural ground is weald clay. The watching brief monitored the construction of service trenches, cables, CCTV and substations and the construction of the substations and the laying of the cables across the site and through its centre. One prehistoric ditch was identified. It is thought to most likely be part of a Roman ditch. An Ordnance Survey draft map of around 1880 shows the ditch. Some building material and slate were recovered from the ditch, however the ditch was not excavated on the entire site.

Event ID	Name	NGR	Dates	Description
EWS1939	Land South-East of Martins Farm, Ashington - Watching Brief	TQ 13432 16636	13/08/2015 - 21/09/2015	A watching brief was carried out on land at Ashington, during groundworks for a former 17th to 18th century farmstead located within the site itself during a watching brief. Significant archaeological features were identified during the watching brief. The three ditches may represent a 17th to 18th century farmstead although undated.
EWS1941	Land adjacent to the BP Filling Station, Ashington - Watching Brief	TQ 13367 16605	10/01/2018 - 08/02/2018	An archaeological watching brief was carried out on land adjacent to the BP Filling Station. The watching brief involved the archaeological monitoring of ground reduction. Initial work consisted of three small test pits as feeder holes for boreholes and also the reduction of the area being reduced. Ground reduction was carried out on a low bank that formed the edge of the site, reduced down to a maximum depth of 1.5m to form a new dwelling to form a level terrace. No archaeological evidence of activity prior to the construction of the new dwelling and no finds were identified during the watching brief. It is possible that the creation of the original dwelling may have removed any trace of earlier activity.



## D Site Photographs



Plate 1 - Grade II Listed Building, Hooklands Farmhouse (1354240), facing north-east.



Plate 2 - View from Hooklands Farmhouse (1354240), facing south-east towards the southern boundary of the Site.



Plate 3 - Eastern section of the Site, facing south-east from Hooklands Farmhouse (1354240)



Plate 4 - View towards Hooklands Farmhouse (1354240), facing north-east from south-eastern corner of the Site.



Plate 5 - View towards Hooklands Farmhouse (1354240) from area in driveway where trees will be removed so vehicles can move between the eastern and western sections of the Site.



Plate 6 - View towards Hooklands Farmhouse (1354240) facing north-east, from the site of the compound and welfare unit, in the south-western corner of the Site.



Plate 7 - View towards Hooklands Farmhouse (1354240) facing north-east from the field where the temporary haul road will be constructed.



Plate 8 - End of London Road in No. 2 Hooklands Lodge, facing east.





Plate 9 - Land to the east of No.2 Hooklands Lodge, where the vegetation will be removed to connect London Road to the temporary haul road.

**Offices at**

Bristol  
Coleshill  
Doncaster  
Dublin  
Edinburgh  
Exeter  
Glasgow  
Haywards  
Heath  
Leeds  
Limerick  
Newcastle  
upon Tyne  
Newport  
Peterboro  
ugh  
Portsmout  
h  
Saltaire  
Skipton  
Tadcaster  
Thirsk  
Wallingfor  
d  
Warrington

Registered  
Office  
1  
Broughton  
Park  
Old Lane  
North  
Broughton  
SKIPTON  
North  
Yorkshire  
BD23 3FD  
United  
Kingdom

+44(0)175  
6 799919  
info@jba  
consulting.c  
om

**JBA**  
consulting  
www.jbaco  
nsulting.cc



m  
Follow us:

Jeremy  
Benn  
Associates  
Limited

Registered  
in England  
3246693

JBA  
Group Ltd  
is certified  
to:  
ISO  
9001:2015  
ISO  
14001:201  
5  
ISO  
27001:201  
3  
ISO  
45001:201  
8

