

Horncastle Care Centre, Plawhatch Lane, Sharpthorne,
East Grinstead, West Sussex
Historic Environment Desk Based Assessment
May 2025

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Report

Historic Environment Desk-Based Assessment

Site

Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex

Clients

SHC Clemsfold Group Ltd

Date

May 2025

Planning Authority

Mid Sussex District

Site Centred At

539203, 132281

Prepared By

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Report Status

FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post Medieval	1486 – 1901 AD

Executive Summary

This historic environment desk-based assessment considers Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex (Figure 1), which measures approximately 5ha in size. The site (hereinafter referred to as the “study site”) is located at grid reference 539203, 132281. It has been researched and prepared by Orion Heritage on behalf of SHC Clemsfold Group Ltd.

This report has been prepared to provide initial advice to the client and to support a detailed planning application for the demolition of the redundant care home buildings in the western and southern part of the site and their replacement with a new 80-bedroom specialist care home, the retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site and associated landscaping, parking and infrastructure.

Archaeology

There are no known archaeological assets within the study site. An assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for previously unrecorded non-designated archaeological remains is considered low for all periods.

Current proposals involve the demolition of the current building stock, with the retention of Maple Lodge and the construction of new structures largely within the footprint of modern development. As such, no archaeological effects are anticipated, and no further assessment is considered necessary to inform the planning application.

Built Heritage

The site does not contain any designated or non-designated built heritage assets. There are several located in the wider vicinity of the site which are shown in Figure 3. Through a combination of their distance from the site, the local topography and the intervening natural screening and lack of historic connections it is not considered that the proposals will have an impact on the setting or significance of these assets.

The garden walls (Orion 2) were originally constructed c. 1910 and are in a relatively good state of preservation. It is understood that the proposals will look to retain these. As such, the limited significance that the walls possess will be preserved by future development within the site.

Those other buildings located within the site that date to the late 20th century, are not considered to have any value in heritage terms and their removal would be acceptable from a heritage perspective.

1.0 Introduction

- 1.1** This historic environment desk-based assessment considers Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex (Figure 1), which measures approximately 5ha in size. The site (hereinafter referred to as the “study site”) is located at grid reference 539203, 132281. It has been researched and prepared by Orion Heritage on behalf of SHC Clemsfold Group Ltd.
- 1.2** This report has been prepared to provide initial advice to the client and to support a future detailed planning application for the demolition of the redundant care home buildings in the western and southern part of the site and their replacement with a new 80-bedroom specialist care home, the retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site and associated landscaping, parking and infrastructure.
- 1.3** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2020), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.4** The assessment enables relevant parties to assess the significance of heritage / archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the site due to the presence of nearby heritage assets and provides an assessment of the potential impact development would have on the significance of heritage assets in line with local and national policy.

Location, Topography and Geology

- 1.5** The proposed development site is irregular in shape and measures c. 5ha in size. The study site lies immediately south of Plawhatch Lane and comprises an area of woodland to the north and the former Horncastle Care Centre in the centre of the site with an area of open ground to the south.
- 1.6** The buildings on site comprise the following:
- A modern one and a half storey building known as Maple Lodge in the north-east of the site; and
 - A modern one and a half storey building known as Willow Lodge south of Maple Lodge.

- 1.7** It should be noted that the site contained the remains of a former Edwardian manor (Horncastle House) which was the subject of extensive fire damage in the summer of 2023. Due to the extent of the fire damage and the dangerous condition of the upstanding remains, this building was demolished in October 2024 in agreement with the local planning authority.
- 1.8** The site is accessed from a driveway which extends southwards from Plawhatch Lane. This leads to a car parking area to the west of the main building as well as further informal parking areas to the front of each building. The access is shared with three residential properties to the west of the site.
- 1.9** The site is well enclosed to both the north and east by mature planting and hedgerows. The aspect to the south is more open and affords sweeping views of the countryside beyond.
- 1.10** The northern part of the study site is fairly flat and located at c. 168m OD. The southern part of the study slopes down to 152m OD and has some areas of landscape to accommodate the slope. There are very far reaching, almost uninterrupted views southwards towards the high ground within the South Downs National Park (SDNP).
- 1.11** There are no water courses within the study site itself. A number of small streams are recorded in Horncastle Wood to the south-east of the study site.
- 1.12** The solid geology of the site comprises Ashdown Formation (Sandstone and Siltstone, Interbedded). No superficial deposits are recorded within the study site or study area. No geotechnical works have taken place at the time of writing.

2.0 Aims, Objectives & Methodology

2.1 The principal objectives of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the site;
- Identify any heritage constraints to the development of the site;
- Assess the likely impact of the proposed development upon the historic environment; and
- Make recommendations for further work, if necessary.

2.2 The results of the archaeological elements of the desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2023*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage [revised edition], 2015);
- Code of Conduct (CIfA [revised edition] 2022); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA [revised edition] 2020).
- Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017 [second edition])

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“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.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The historic environment desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at West Sussex Records Office;
- Examination of material currently held in the West Sussex Historic Environment Record for a 1km search radius;
- Consultation of the National Heritage List for England;
- LiDAR and readily available aerial imagery assessment; and
- Site inspection and settings assessment (archaeology and built heritage) (March 2023).

2.7 LiDAR provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects LiDAR data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency collected LiDAR DTM data that covers the study area at 2m resolution in 2001 and 2022, at 1m resolution in 2009 and 2022, and as part of the National LiDAR Programme (NLP) at 1m resolution in 2021. The 2021 1m NLP data covers the study area and was considered to provide the best resolution and most up-to-date coverage of the site. These data were processed in March 2023 using the Relief Visualisation Toolkit (RVT) version 2.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

3.1 The planning history for the site is recorded under multiple properties including:

- Horncastle House Nursing Home Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH
- Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH
- Willow Lodge Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH
- Maple Lodge Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH

3.2 The planning history listed online is as below. The majority of documentation listed is not available online.

- 1983 - HO/020/83 | DIVISION OF HOUSE INTO TWO UNITS | Status: Permission no documents available online
- 1983- HO/034/83 CHANGE OF USE TO REST HOME FOR THE ELDERLY AND INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL BATHROOM ACCOMMODATION. Status: Permission no documents available online
- 1985 - HO/011/85 TWO FREE STANDING SIGNS. Status: Permission
- 1986 - HO/043/86 REMOVAL OF PREFABRICATED BUILDING AND ERECTION OF A SINGLE STOREY EXTENSION TO NURSING HOME. Status: Permission no documents available online
- 1987 - HO/006/87 REMOVAL OF PREFABRICATED BUILDING AND ERECTION OF A SINGLE STOREY WING AND EXTENSION TO DINING ROOM. Status: Permission no documents available online
- 1989 - HO/048/89 DEMOLITION OF TWO OUTBUILDINGS AND ERECTION OF SINGLE STOREY EXTENSION. Status: Withdrawn
- 1994 - HO/036/94 OUTLINE APPLICATION - 12 BEDROOM TWO STOREY NURSING HOME EXTENSION TO EXISTING NURSING HOME WITH NEW ACCESS. Status: Withdrawn
- 1995 - HO/042/95 OUTLINE APPLICATION: 11 BEDROOM TWO STOREY CARE HOME EXTENSION TO EXISTING NURSING HOME WITH NEW ACCESS. Status: Permission no documents available online
- 1999 - HO/058/99 SITING OF 2 MOBILE HOMES. Status: Permission
- 2000 - Ref. No: 00/00645/COU Change of use from nursing home to single residential dwelling house Status: Permission no documents available online
- 2006 - 06/01652/FUL Proposed new treatment plant and drainage alterations to serve nos. 1, 2 and 3 Horncastle Cottages. Status: Permission
- 2007 - 07/00006/FUL Additions to an existing care facility to provide two, ten bed special care units with essential staff accommodation Status: Permission

Planning (Listed Building and Conservation Areas) Act 1990

Ancient Monuments & Archaeological Areas Act 1979

- 3.3** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.4** The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.5** Section 66(1) states:
'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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'.
- 3.6** Section 69 of the Act requires local authorities to define as conservation areas any *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* and Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.7** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment' (DLUHC, December 2023). This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and

- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 3.8** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

- 3.9** Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

Designated Heritage Assets

- 3.10** A key aspect of NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. The following quote refers to listed buildings but the same principles applies to archaeological designated heritage assets. It states:

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196 now para 212-215 in the 2024 NPPF) apply.”

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. (emphasis added).

- 3.11** Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.”

- 3.12** No harm occurs where a proposed development will have no direct physical effects on heritage assets and/or where a proposed development is outside of the setting of a designated heritage asset. In such instances, there will be no adverse effects on the significance of designated heritage assets.

Non-Designated Heritage Assets

- 3.13** Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

NPPF Definitions

- 3.14** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.15** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.16** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.17** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

- 3.18** *Setting* is defined 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Setting

- 3.19** Paragraph 18a-001 of the PPG makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 3.20** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 3.21** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.22** Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*
- When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.23** Where a proposed development is located within the setting of a designated heritage asset, it potentially can reduce the contribution that the setting makes to the significance of a designated heritage asset(s). However, change (for example visual change) within an asset’s setting is not necessarily in itself an impact on the significance of a designated heritage asset. An adverse impact will only occur if the change from a proposed development affects the

contribution made by setting to overall significance of an asset. Development within the setting of a designated heritage asset can be a perceivable/appreciable change but one that does not affect the contribution that the setting makes to the significance of the asset or assets. In such a scenario, this effect can be described as having a negligible effect, which in NPPF terms is an effect below less than substantial harm.

Local Planning Policy

- 3.24** The study site is within the area covered by the Mid-Sussex District Council just within the western boundary of the 'Ardingly Neighbourhood Planning Area' and the Low Weald Area of Outstanding Natural Beauty (ANOB).

The Mid-Sussex District Plan

- 3.25** The 'Mid-Sussex District Plan' 2014 – 2031 is the relevant development plan. The Plan contains the following relevant policies:

'DP34: Listed Buildings and Other Heritage Assets' notes the following:

'The heritage assets of the District include over 1,000 Listed Buildings, 25 Scheduled Ancient Monuments which are identified on the policies map and over 500 sites of archaeological interest which appear on the West Sussex Historic Environment Record. The District also includes many other buildings which, whilst not statutorily listed are of architectural merit or of local historic interest, make a valuable contribution to the character of the area. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the District Council will have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.'

'DP34: Listed Buildings and Other Heritage Asset's' advises:

'Strategic Objectives:

2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;

4) To protect valued characteristics of the built environment for their historical and visual qualities; and

11) To support and enhance the attractiveness of Mid Sussex as a visitor destination'.

'Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings'.

'Listed Buildings'

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable; Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric. Other Heritage Assets Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.*

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance’.

High Weald Area of Outstanding Natural Beauty

3.26 Section 15. 172 notes that;

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.

The High Weald Area of Outstanding Natural Beauty:

- Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- Protects open spaces, trees and gardens that contribute to the character of the area;
- Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account

of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);

- Positively addresses sustainability considerations in the layout and the building design.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.27 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

3.28 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

3.29 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

3.30 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;

2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

3.31 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1** The location of heritage assets mentioned in the text are shown on Figures 2 to 3.
- 4.2** The study site contains no finds or features recorded by the WHER, however the following entries are located in close proximity to the study site boundary:
- Ashdown Forest – Horsham Ridgeway, immediately north of the study site (WSHER MES3038). The ridgeway may have prehistoric or Roman origins.
- 4.3** The West Sussex HER records the Historic Landscape Character (HLC) of the majority of the study site as designed formal parkland (WSHER HES8804). The southern part of the study site is recorded as informal fieldscapes / irregular piecemeal enclosure (WSHER HES8820). The north-west of the study site is recorded as plantation coniferous (WSHER HES8806).
- 4.4** The study site does not fall within a West Sussex Archaeological Notification Area (ANA). The following ANA's are recorded within the 1km study area:
- West Hoathly Brickworks, West Hoathly (WSHER DWS8629), c. 630m west of the study site.
- 4.5** The study site does not fall within or adjacent to a recorded historic landscape. The following historic parks are recorded by the WHER within the 1km study area:
- Courtlands, West Hoathly (WSHER 69)

Previous archaeological investigations

- 4.6** The study site has not been subject to previous archaeological investigation. No archaeological events are recorded within the 1km study area.

Undated

- 4.7** The WHER records no undated finds or features within or immediately adjacent to the study site. Four undated features are recorded within the 1km study area which relate to undated landscape or industrial sites. This includes an undated bloomery slag scatter at Goat Farm, c. 650m east of the study site (ESHER MES36518) and an undated hallway northeast of Bowerhill Cottages (ESHER MES8501); an undated gravel pit at Legsheath (ESHER MES8503) and an undated quarry pit at Goat Farm (ESHER MES16582). The latter are all located in excess of 900m from the study site and are therefore not directly relevant to the archaeological potential of the study site. At Legsheath Farm a series of landscape features are recorded, predominately of medieval to post-medieval date, although the trackway is recorded as undated, i.e. may have earlier origins.

Prehistoric to Romano-British

- 4.8** The WSHER records no prehistoric finds or features within the study site. Plawhatch Lane, which forms the northern boundary of the study site, respects the projected route of the Ashdown Forest to Horsham Ridgeway, which has probable prehistoric or Romano-British origins (ESHER MES3038).
- 4.9** In terms of Romano-British occupation evidence a rectangular enclosure has been identified by aerial survey at Coldharbour Farm, c. 650m north-east of the study site (ESHER MES3187).

Saxon, Early Medieval and Medieval

- 4.10** The site area occupies the north-eastern corner of the parish of West Hoathly. There was no manor of West Hoathly, parts of the parish belonged to the Manor of Ditchling, another to the Manor of Plumpton. Other land in the area is linked to the Manors of Gravetye, Chittingly and the Rectory of West Hoathly.
- 4.11** No Saxon or early medieval finds or features are recorded within the study site or 1km study area in either the West or East Sussex Historic Environment Records.
- 4.12** No medieval finds or features are recorded within the study site. Two medieval to post-medieval landscape features are recorded within the 1km study area: a boundary bank north-east of Cripps Manor c. 1km south-east of the study site (ESHER MES26091); and a park pale c. 950m north-east of the study site (ESHER MES8496). Due to distance these are not directly relevant to the archaeological potential of the study site.

Post Medieval - Modern

- 4.13** No post-medieval finds or features are recorded within the study site. A total of 19 post-medieval finds or features are recorded within the 1km study area by either the West or East Sussex Historic Environment Records. These predominately relate to built heritage features which are not directly relevant to the archaeological potential or historical development of the study site so are not individually discussed.
- 4.14** At the time of the tithe survey, the site on which Horncastle was later built was part of Mount Pleasant Farm and the plots it falls into are identified as High Field (1052), along with part of Wood Field (1053) which was owned by William Nairne [sic] and occupied by Stephen Knight at the time of the tithe. The western section of the site lies in woods held by William Nairn (1050).
- 4.15** Mount Pleasant Farm formed part of the landholdings of the Courtland's or Barnetts Place Estate which in 1804 belonged to Fasham Nairn (WSRO MP 1379) and which was inherited by William Nairn (formerly William Aveling, he changed his name on inheritance) after the former's death in 1835 (PROB 11/1843/413, London Gazette, July 1834).
- 4.16** The land remained undeveloped until the early 20th century, likely remaining part of Mount Pleasant Farm (Plate 1 and 2 (WSRO Add Mss 40271, WSRO SP 2572)).

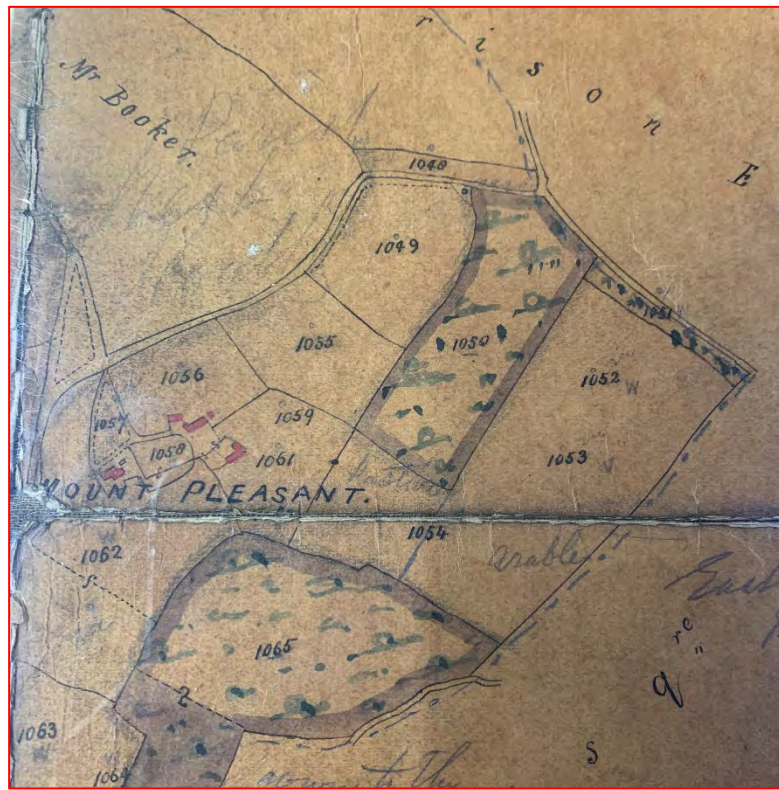


Plate 1 1865 Map Barnett's Place Estate (WSRO Add Mss 40271)
(© WSRO)



Plate 2 1867 Sale Particulars Courtlands Estate (WSRO SP2572)
(© WSRO)

Horncastle House (no longer extant)

- 4.17** Documentary sources indicate that around 1910 (there is some inconsistency between some of the documentation making it hard to confirm the exact date), the architect Percy Richard Morley Horder FRIBA was commissioned to build Horncastle by WH Shelford.
- 4.18** A copy of the 1910 Valuation Office Survey map held at WSRO records the western and southern parts of the study site (plot 553) as 'Land part of Mount Pleasant' owned and occupied by Miss Elwes – amended at a later date to WH Shelford (WSRO IR/71). Mount Pleasant itself is hereditament number 649, owned and occupied by Miss Phillips. The outline of the original building at Horncastle has been drawn at a later date in pencil and labelled (Plate 3) (WSRO IR/71).

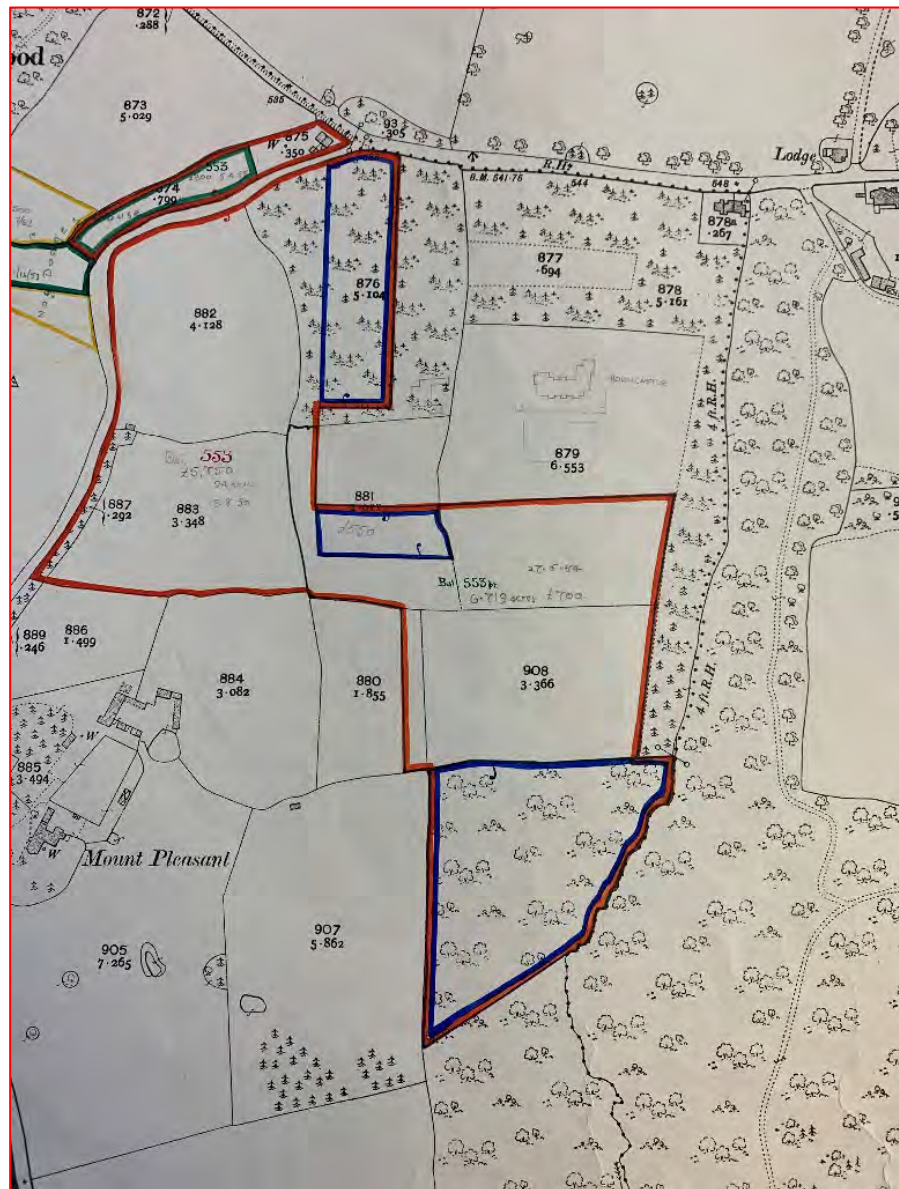


Plate 3 1910 VO Map Sussex XVI 5 (WSRO IR_71) (© WSRO)

- 4.19** In a list of works by Percy Richard Morley Horder FRIBA found on the Remembering Rodborough website, Horncastle is recorded as a 'domestic

new building' commission for WH Shelford in 1910. This would suggest that Shelford purchased the site in or around 1910; commissioning the house in 1910, with construction shortly after.

- 4.20 It is noted that Horncastle House is not illustrated on the 1957 1:2,500 and 1961-63 1:10,000 Ordnance Surveys, this appears to be due to a discrepancy with the mapping rather than an accurate change in land-use or omission for military reasons.
- 4.21 Horncastle House is illustrated on the 1938-52 Ordnance Survey (Figure 7). The property sits in the centre of the plot. The woodland to the north is enclosed by a wall with an access road running along the edge of the woodland boundary. The scale of the map does not allow further detail on associated landscaping. The 1947-49 OS aerial photograph (Figure 8) records the layout of the site in more detail. The woodland area to the north appears to have access paths through it on a east-west and north-south axis. The area around the main house appears to be landscaped with terraced / walled gardens to the south of the building and to the north-east.
- 4.22 Documentary research indicates that Thomas and Cornelius Shelford (presumably WH Shelford's heirs) sold Horncastle in 1950 to Hilda Elizabeth Bullen (Title Register WSX78871). Bullen's husband, 'Dr Bullen', a psychiatrist, founded a school on the site, which operated out of the existing building from 1950 to 1983.
- 4.23 At its peak the school housed up to sixty pupils between the ages of 6-16. The catalogue entries for the Ministry of Education records held at TNA relating to the school indicate that it was at least initially a 'special educational establishment'.
- 4.24 Ordnance Survey mapping from 1957-64 (Figure 9) records the construction of an ancillary building east of Horncastle House, a swimming pool and tennis court to the south-west and an area of woodland to the south-west.
- 4.25 The pre-1990 planning history card held at Mid-Sussex District Council Planning Dept records the application for conversion from house to school (F50/56) and division of the house into two units in 1983 (HO/20/83) – though it is not known if the latter was implemented.
- 4.26 After the closure of the school in 1983, it was used as a Nursing Home. Planning permission was sought for the change of use and alterations (HO/34/83). 1986 and 1987 applications indicate that permission was sought to replace the prefabricated building (possibly the aforementioned building to the east of Horncastle House recorded on the 1957-64 Ordnance Survey (Figure 9)), with a single storey wing and extension (HO/43/86; HO/6/87) and then in 1989 the demolition of two outbuildings for another single storey extension (HO/48/89). The 1993 OS map confirms there is an extension constructed on to the east of the original property (Figure 10).
- 4.27 In 1994 planning permission was sought for a further 11 bedroom two storey extension (HO/42/95). Other internal alterations included a new lift shaft and sewage treatment plant (HO/45/98). In 2000 an application was received for

conversion from nursing home to single residential dwelling house – it is not clear which building this refers to, or whether it was carried out.

- 4.28 In 2007, planning permission was sought to construct new buildings ‘within the existing walled garden to the east and north of Horncastle House’ (07/00006/FUL). This is for the two buildings shown at the east end of the site area, recorded on the 2023 Ordnance Survey (Figure 12).
- 4.29 Horncastle House Nursing Home closed in 2018 after being found inadequate. In 2023 the empty building was destroyed by fire (‘Crews tackle blaze at former care home’, BBC News, 19 Jun 2023).
- 4.30 Due to the extent of the fire damage and the dangerous condition of the upstanding remains, Horncastle House was demolished in October 2024 in agreement with the local planning authority.

Aerial Photography and LiDAR

- 4.31 Google Earth provides readily available satellite imagery between 1985 and 2025. The 1985 image is out of focus so the earliest in focus image dates to 2001. The site boundaries remain as recorded by Ordnance Survey mapping. No evidence of cropmarks were visible on the greenfield parts of the study site.
- 4.32 LiDAR assessment of the site similarly records topographic variations recorded on cartographic sources. LiDAR assessment of the study site revealed no anomalies of archaeological origin.

Site Walkover

- 4.33 A site visit was undertaken on 1st March 2024 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The conditions were clear with good visibility.
- 4.34 No previously unrecorded earthworks or archaeological surface finds were noted.

5.0 Known and potential non-designated archaeological assets

Past Impacts, summary of identified / potential archaeological assets and statement of significance

- 5.1** The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site. The site has seen various phases of construction since the early 20th century and includes the construction of the existing building stock, associated hard and soft landscaping around the buildings and planting and terracing within the grounds.
- 5.2** Based on an assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for previously unrecorded non-designated archaeological remains is considered low for all periods.

6.0 Location of Designated and Built Heritage Assets

Introduction

- 6.1** This section will consider the potential effects of development within the study site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the study site, whose settings may be affected. The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.
- 6.2** Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA.
- 6.3** Historic England guidance outlines the following five-step process for assessing setting (Historic England 2017):
- Step 1: Identify which heritage assets and their settings are affected
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm
 - Step 5: Make and document the decision and monitor outcomes
- 6.4** The following study areas were defined based on professional judgement and experience of potential likely significant indirect effects to arise from the Proposed Development:
- A radius of 1km has been used to identify designated or non-designated built heritage assets which might be indirectly impacted by the Proposed Development.
- 6.5** The distribution of built heritage assets in relation to the study site can be found in Figure 3 and are listed in Appendix A. Mid-Sussex does not currently have a list of locally listed buildings. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 6.6** The following potential heritage asset has been identified within the study site:
- Edwardian garden walls of Horncastle House (Orion 2);

- 6.7** As previously noted, the Edwardian Horncastle House was demolished in October 2024. The former location of this building is shown in Figure 3 (Orion 1).
- 6.8** The following heritage assets have been identified within the 1km study area: one grade II listed Plaw Hatch Hall, c. 400m north-east of the study site (NHLE 1191793) and one historic building recorded on the WSHR, Courtlands Farm c. 750m west of the study site (WSHR MWS9927).
- 6.9** The assessment was informed by an initial site visit undertaken on 1st March 2024. The assessment is based on an external examination of the buildings and structures only and undertaken by a built heritage specialist.

Designated assets not requiring assessment

- 6.10** Not all heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the site and does not share any historic ownership or functional connections. Not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development on the significance of the heritage asset in question.
- 6.11** Based on the results of the site visit, through a combination of their distance from the site, the local topography and the intervening natural screening and lack of historic connections, no effects to the setting and significance of the following assets are anticipated: grade II listed Plaw Hatch Hall, c. 400m north-east of the study site (NHLE 1191793) and one historic building recorded on the WSHR, Courtlands Farm c. 750m west of the study site (WSHR MWS9927). No further assessment of these assets is therefore required.

Heritage assets requiring assessment

- 6.12** The following assets have the potential to be affected by the proposed development.

Listed buildings

- 6.13** The assessment has identified no listed buildings that will be affected by the proposed development.

Non-designated Heritage Assets

- 6.14** The assessment has identified no non-designated heritage assets in the vicinity of the site that will be affected by the proposed development.

Other Buildings and Structures

Garden walls of Horncastle House (Orion 2)

- 6.15** As noted in section 4, documentary sources indicate that around 1910 the architect Percy Richard Morley Horder FRIBA was commissioned to build Horncastle House by WH Shelford. The mapping and aerial imagery between 1938 – 1957 (Figures 7-9) suggest that a walled garden area to the east of the house which includes several small ancillary buildings were also constructed during this period.
- 6.16** Following a substantial fire in 2023, all of the interior of Horncastle House and much of its external walls were destroyed (Plate 4). The remains of the building were demolished in October 2024.
- 6.17** The garden walls (Plates 5 - 6) are raised in a mixture of clamp and kiln fired bricks laid in an English bond. Where the capping of the wall remains, it has been finished with clay pantiles. In the general, the garden walls are in a relatively good state of preservation and generate a level of illustrative significance by denoting the historic boundary of the plot and gardens to the north and east of now demolished Horncastle House. It is understood that the proposals will look to retain these walls. As such, the limited significance that the walls possess will be preserved by future development of the site.
- 6.18** The immediate setting of the garden walls relates principally to the historic plot of land they are situated within which is denoted by the ha-ha and lawns to the south and dense woodland to the north, east and west which limit views out to the surrounding landscape.
- 6.19** There are several other single storey care home buildings (Plate 7) located within the site which date from the late 20th century. These buildings are not considered to have any value in heritage terms.



Plate 4 North elevation of fire damaged Horncastle House prior to demolition.



Plate 5 Edwardian walls and ancillary buildings to Horncastle House (now demolished) from entrance (dir. west)



Plate 6 Garden walls along northern edge of property
boundary to the now demolished Horncastle House



Plate 7 Modern structures of the former nursing home (dir. east)

7.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 7.1** The proposed development site is irregular in shape and measures c. 5ha in size. The study site lies immediately south of Plawhatch Lane and comprises an area of woodland to the north and the former Horncastle Care Centre in the centre of the site with an area of open ground to the south.
- 7.2** The buildings on site comprise the following:
- A modern one and a half storey building known as Maple Lodge in the north-east of the site; and
 - A modern one and a half storey building known as Willow Lodge south of Maple Lodge
- 7.3** The site is accessed from a driveway which extends southwards from Plawhatch Lane. This leads to a car parking area to the west of the main building as well as further informal parking areas to the front of each building. The access is shared with three residential properties to the west of the site.
- 7.4** The site is well enclosed to both the north and east by mature planting and hedgerows. The aspect to the south is more open and affords sweeping views of the countryside beyond.
- 7.5** The northern part of the study site is fairly flat and located at c. 168m OD. The southern part of the study slopes down to 152m OD and has some areas of landscape to accommodate the slope. There are very far reaching, almost uninterrupted views towards the SDNP.

The Proposed Development

- 7.6** The proposal is for the redevelopment of the site comprising the following:
- I. The demolition of the redundant care home buildings in the western and southern part of the site and their replacement with an 80-bedroom specialist care home (Use Class C2). The new care home will be registered with the Care Quality Commission and will provide 24-hour support and care for the frail elderly, meeting a full range of residential care needs.
 - II. The retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site to provide 10 bedspaces and 8 units of overnight staff accommodation.
 - III. A retained access from Plawhatch Lane Road.
 - IV. Associated car and cycle parking and landscaping.

Potential Archaeological Impacts and Mitigation Measures

- 7.7** There are no known archaeological assets within the study site. An assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for previously unrecorded non-designated archaeological remains is considered low for all periods.
- 7.8** Current proposals involve the demolition of the current building stock with the retention of Maple Lodge and the construction of new structures largely within the footprint of modern development. As such, no archaeological effects are anticipated, and no further assessment is considered necessary to inform the planning application.

Potential Impacts on Designated and Non-designated Built Heritage Assets

- 7.9** As previously noted, the site does not contain any designated or non-designated built heritage assets. Located within the 1km study area there is one designated asset and one potential non-designated asset, namely the Grade II listed Plaw Hatch Hall (NHLE 1191793) and Courtlands Farm (WSHER MWS9927). The locations of these assets are shown in Figure 3. Through a combination of their distance from the site, the local topography and the intervening natural screening and lack of historic connections it is not considered that the proposals will have an impact on their setting or significance.

Other buildings and Structures

- 7.10** The garden walls are likely to be contemporary with the construction of the former Horncastle House and are generally in a good state of preservation. It is understood that the proposals will look to retain these walls. As such, the limited significance that the walls possess will be preserved by future development of the site.
- 7.11** The immediate setting of the garden walls relates principally to the historic plot of land they are situated within which is denoted by the ha-ha and lawns to the south and dense woodland to the north, east and west which limit views out to the surrounding landscape. The proposals look to reinstate an area of garden to the east and west of the area that Horncastle House once occupied and retain the lawn to the south, protecting these open spaces, trees and views which could be considered to contribute to the character of the area.
- 7.12** The other buildings located within the site that date to the late 20th century, are not considered to have any value in heritage terms and their removal would be acceptable from a heritage perspective.

8.0 Summary and Conclusions

- 8.1** This historic environment desk-based assessment considers Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex (Figure 1), which measures approximately 5ha in size. The site (hereinafter referred to as the “study site”) is located at grid reference 539203, 132281. It has been researched and prepared by Orion Heritage on behalf of SHC Clemsfold Group Ltd.
- 8.2** This report has been prepared to provide initial advice to the client and to support a detailed planning application for the demolition of the redundant care home buildings in the western and southern part of the site and their replacement with a new 80-bedroom specialist care home, the retention and internal conversion of an existing acquired brain injury (ABI) unit in the northern part of the site and associated landscaping, parking and infrastructure.

Archaeology

- 8.3** There are no known archaeological assets within the study site. An assessment of the historical development of the site (including past impacts), proximity to known archaeological sites and results of recent archaeological investigations and the results of a site walkover, the potential for previously unrecorded non-designated archaeological remains is considered low for all periods.
- 8.4** Current proposals involve the demolition of the current building stock and construction of new structures largely within the footprint of modern development. As such, no archaeological effects are anticipated, and no further assessment is considered necessary to inform the planning application.

Built Heritage

- 8.5** The site does not contain any designated or non-designated built heritage assets. There are several located in the wider vicinity of the site which are shown in Figure 3. Through a combination of their distance from the site, the local topography and the intervening natural screening and lack of historic connections it is not considered that the proposals will have an impact on the setting or significance of these assets.
- 8.6** The garden walls (Orion 2) were originally constructed c. 1910 and are in a relatively good state of preservation. It is understood that the proposals will look to retain these. As such, the limited significance that the walls possess will be preserved by future development within the site.
- 8.7** Those other buildings located within the site that date to the late 20th century, are not considered to have any value in heritage terms and their removal would be acceptable from a heritage perspective.

Sources

General

British Library (BL)

The National Archives (NA)

West Sussex Historic Environment Record (WSHER)

East Sussex Historic Environment Record (ESHER)

West Sussex Records Office (WSRO)

West Hoathly Local History Archive (WHLHA)

Websites

Archaeological Data Service – www.ads.ahds.ac.uk [Accessed: 15th -21st March 24]

British History Online – <http://www.british-history.ac.uk/> [Accessed: 15th -21st March 24]

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
 [Accessed: 15th -21st March 24]

The Genealogist – www.thegenealogist.co.uk [Accessed: 15th -21st March 24]

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Remembering Rodborough - www.rememberingrodborough.org.uk/wp-content/uploads/2023/07/Final-Complete-Works-of-Architect-Percy-Richard-Morley-Horder-FRIBA.-1870-1944.pdf [Accessed: 15th -21st March 24]

Archival

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- 1841, Tithe Map and Apportionment for the parish of West Hoathly,
Ref: TNA IR 30/35/136 & IR 29/35/136
- 1865 Map of the Barnett's Place Estate, Ref: WSRO Add Mss 40271.
Map of the Barnett's Place or Courtland's Estate.
- 1867, Sales Particulars, The Courtlands Estate, Sussex, Ref: WSRO
SP 2572.
- 1910 Valuation Office Map Sheet Sussex XVI5 & Domesday Book
for West Hoathly, Ref: WSRO IR 71 & IR/9.
- 1910 Valuation Office Map Sheet Sussex XVI 5 (NA IR 124/1/46; IR
124/9/144; IR 124/4/39)
- 1910 Valuation Office: Balcombe (Westhoathly) IR 58/40193:
- 1951-52 Ministry of Education and Department of Education and
Science: HM Inspectorate: Reports on Special Education
Establishments, Horncastle School, East Grinstead,
1951-55 (NA ED 195/52)
- 1965-70 Ministry of Education and Department of Education and
Science: Inspectorate: Reports on Independent Schools,
Sharpthorne, Horncastle School, [1965-1970] (NA ED
172/440/11)
- Parker, G. (undated) Notes on Horncastle (WHLHA 0142)

Cartographic

- 1879 1:10,560 Ordnance Survey Map
- 1899 1:2,500 Ordnance Survey Map
- 1938-52 1:10,560 Ordnance Survey Map
- 1947-49 1:10560 Ordnance Survey Historical Aerial Photography
- 1957-64 1:2,500 Ordnance Survey Map
- 1970 1:2,500 Ordnance Survey aerial photography
- 1993 1:2,500 Ordnance Survey Map
- 2006 1:10,000 Ordnance Survey Map
- 2023 1:10,000 Ordnance Survey Map
- Aerial Image of Study Site (Google)

Bibliographic

- Victoria County History (VCH 1940) 'Parishes: West Hoathly', in *A History of the County of Sussex: Volume 7, the Rape of Lewes* (London, 1940) pp. 164-172
- <https://www.rememberingrodborough.org.uk/wp-content/uploads/2023/07/Final-Complete-Works-of-Architect-Percy-Richard-Morley-Horder-FRIBA.-1870-1944.pdf>

LiDAR

LiDAR data were downloaded from the Environment Agency website in March 2024 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
TQ33se	2001	2
	2022	2
	2009	1
	2022	1
	2021 (NLP)	1

APPENDIX A – GAZATTEERS

GAZETTEER OF HISTORIC ENVIRONMENT RECORD MONUMENT DATA (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km radius from the study site boundary was adopted. The following gazetteer represents all of the entries from the West Sussex and East Sussex Historic Environment Record (March 2024). Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise these will be referenced by the Historic Environment Record or English Heritage reference number. The following gazetteer is ordered by period.

Abbreviations:

WSHER:	West Sussex Historic Environment Record
ESHER:	East Sussex Historic Environment Record
Prefref:	WSHER monument identification reference number
MonUID	ESHER monument identification reference number

WHER Prefref / ESHER MonUID	NAME	MONUMENT TYPE	DATE
MES36518	GOAT FARM, FOREST ROW : UNDATED BLOOMERY SLAG SCATTER (SITE OF)	BLOOMERY	UNDATED
MES8501	NE OF BOWERHILL COTTAGES: HOLLOW WAY	HOLLOW WAY; BANK (EARTHWORK)	UNDATED
MES8503	LEGSHEATH	GRAVEL PIT	UNDATED
MES16582	GOAT FARM: PIT	PIT; QUARRY?	UNKNOWN
MES15398	LEGSHEATH FARM TO PRIORS HATCH FARM: PARK PALE	PARK PALE; BANK (EARTHWORK); DITCH; BERM; TRACKWAY	UNKNOWN, MEDIÉVAL TO POST-MEDIÉVAL
MES3038	ASHDOWN FOREST-HORSHAM RIDGEWAY (LIN 133): PREHISTORIC TRACKWAY	TRACKWAY	EARLY NEOLITHIC TO POST-MEDIÉVAL
MES3187	COLDHARBOUR FARM: ?RB ENCLOSURE	RECTANGULAR ENCLOSURE	ROMAN
MES26091	NE OF CRIPPS MANOR : BOUNDARY BANK	BOUNDARY BANK	MEDIÉVAL TO POST-MEDIÉVAL
MES8496	BANK, DITCH, TRACKWAY	PARK PALE	MEDIÉVAL TO POST-MEDIÉVAL
MES16544	LEGSHEATH: GRAVEL PIT	GRAVEL PIT	POST-MEDIÉVAL
MES16551	GOAT FARM: SAND PIT	SAND PIT	POST-MEDIÉVAL
MES3227	TWYFORD FARM: ?POND BAY	POND BAY	POST-MEDIÉVAL
MES8502	NE OF BOWERHILL COTTAGES: QUARRY	QUARRY	POST-MEDIÉVAL
MES8722	STONEHILL CAR PARK: QUARRY	QUARRY	POST-MEDIÉVAL

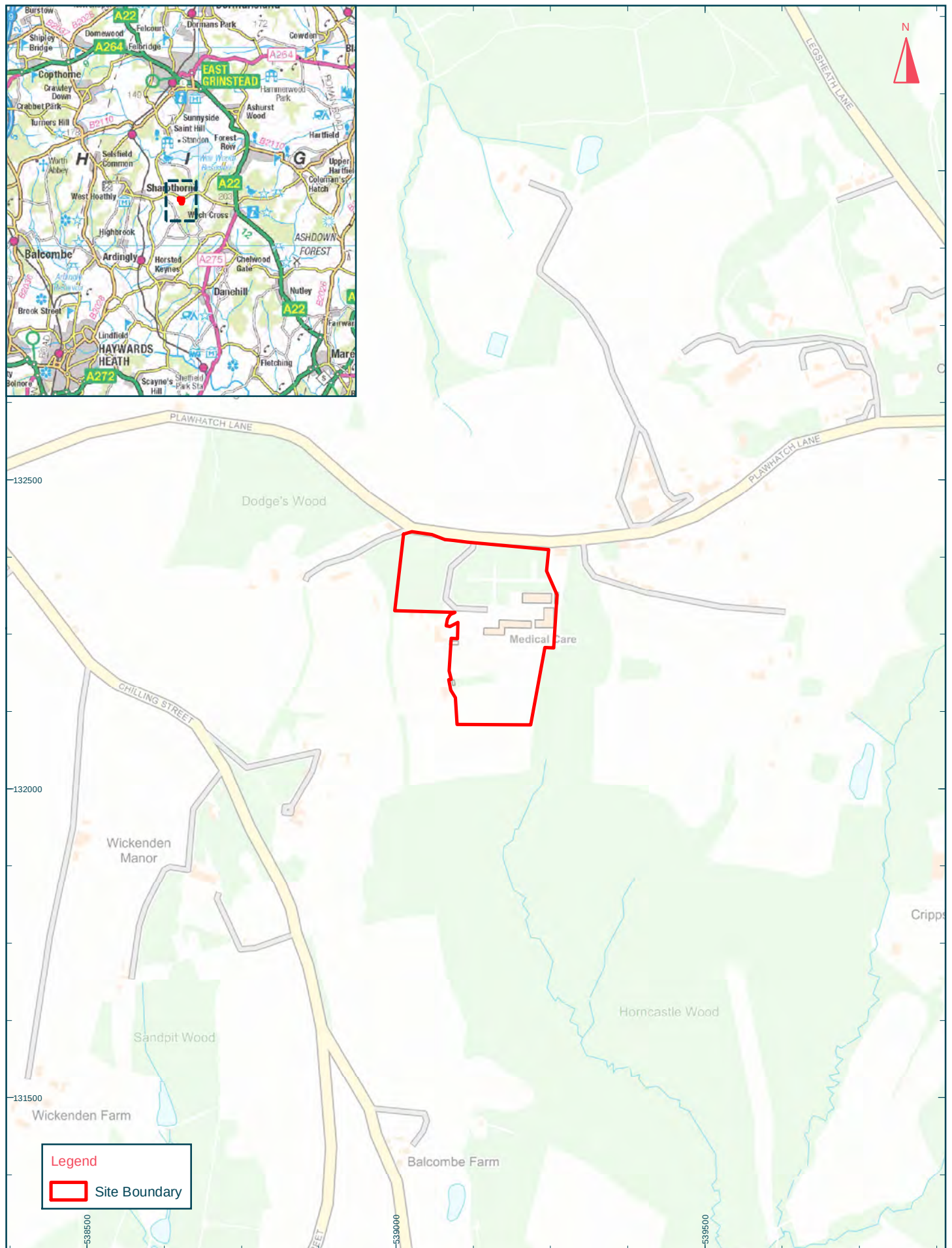
WHER Prefef / ESHER MonUID	NAME	MONUMENT TYPE	DATE
MWS10578	FIR BANK HISTORIC FARMSTEAD, WEST HOATHLY	FARMSTEAD; L SHAPE PLAN	POST-MEDIEVAL
MWS13997	WICKENDEN HISTORIC FARMSTEAD, WEST HOATHLY	FARMSTEAD	POST-MEDIEVAL
MWS161	PARKSCAPE - COURTLANDS	PARK	POST-MEDIEVAL
MWS4949	BRICKFIELD E. OF DALINGRIDGE PLACE	BRICKWORKS	POST-MEDIEVAL
MWS9322	BALCOMBE FARM HISTORIC FARMSTEAD, WEST HOATHLY	FARMSTEAD; L SHAPE PLAN	POST-MEDIEVAL
MWS9927	COURTLANDS HISTORIC FARMSTEAD, WEST HOATHLY	FARMHOUSE; FARMSTEAD; E SHAPE PLAN	POST-MEDIEVAL
MES29707	COLDHARBOUR, FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES29708	OLD PLAWHATCH FARM, FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES29709	OUTFARM SOUTHEAST OF OLD PLAWHATCH FARM, FOREST ROW : C19 OUTFARM (SITE OF)	OUTFARM	19TH CENTURY
MES29710	DALINGRIDGE FARM (DALLINGRIDGE FARM), FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES29729	GOAT FARM, FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES29731	HOSPITAL FARM, FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES29732	SNUFF COTTAGE, FOREST ROW : C19 FARMSTEAD	FARMSTEAD	19TH CENTURY
MES33453	FOREST ROW : C19 PHEASANTRY (SITE OF)	PHEASANTRY	19TH CENTURY
MWS7166	ANTI AIRCRAFT - THE KENTISH GUN BELT - OLD PLAWHATCH FARM	ANTI AIRCRAFT BATTERY	MODERN
MWS7182	ANTI AIRCRAFT - THE KENTISH GUN BELT - WICKENDEN FARM	ANTI AIRCRAFT BATTERY	MODERN

The following gazetteer represents identified designated and built heritage assets (scheduled monuments, listed buildings, conservation areas, registered parks and gardens) within the 1km study area. This includes all assets recorded in the National Heritage List for England (NHLE) database, Conservation Areas, extant buildings recorded on the West and East Sussex Historic Environment Records (HER) and extant buildings identified as being of historical interest during the site walkover.

Abbreviations:

WSHER:	West Sussex Historic Environment Record
ESHER:	East Sussex Historic Environment Record
Prefref:	WSHER monument identification reference number
MonUID	ESHER monument identification reference number

NHLE / WHER Prefref / ESHER MonUID	NAME	DESIGNATION
ORION 1	HORNCastle HOUSE	
ORION 2	GARDEN WALLS OF HORNCastle HOUSE	
1191793	PLAW HATCH HALL	GRADE II
MWS9927	COURTLANDS FARM	POTENTIAL NDHA

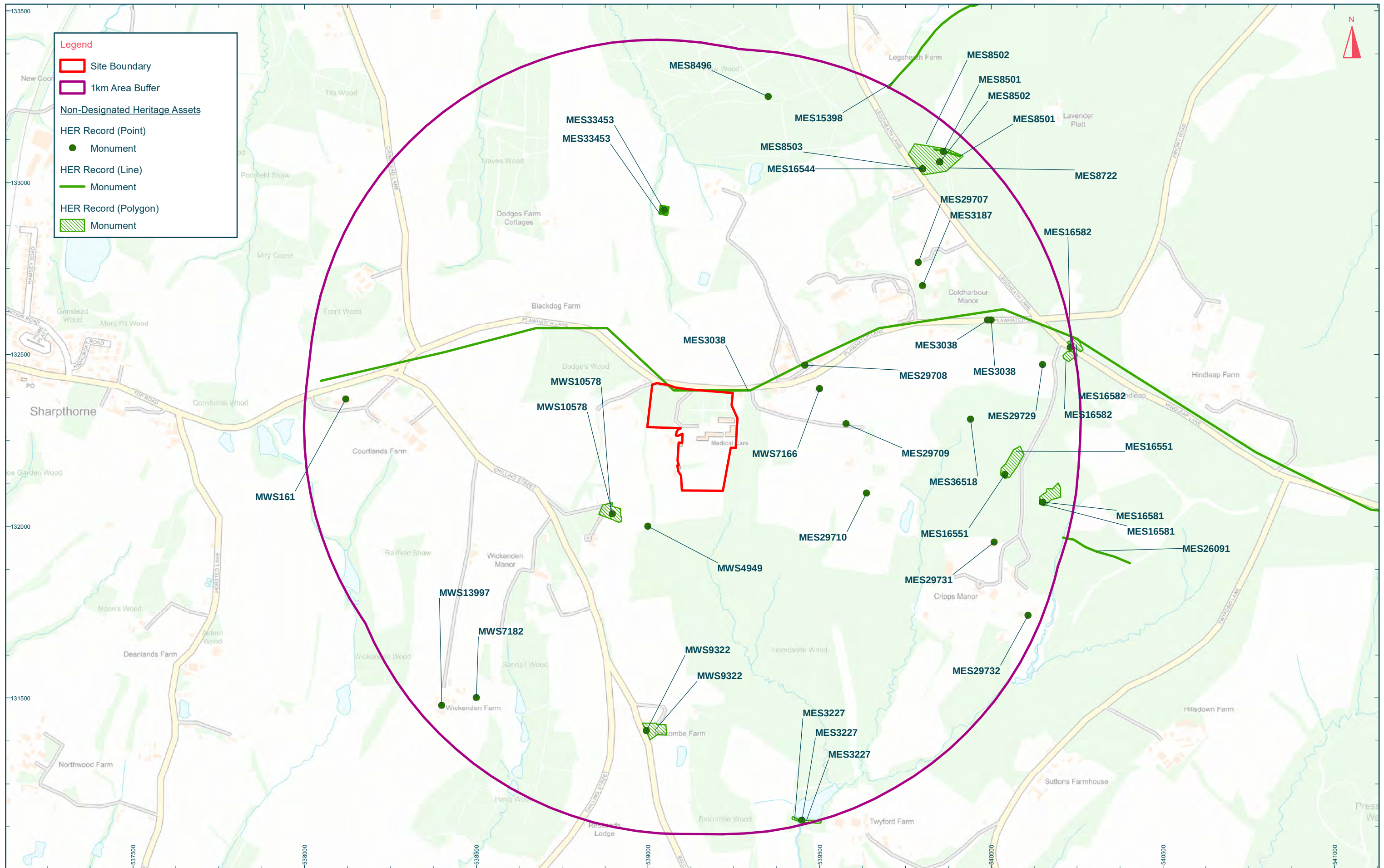


Title:
Figure 1: Site Location
Address:
Horncastle, West Sussex

Scale at A4: 1:8,000

0 250m

orion.

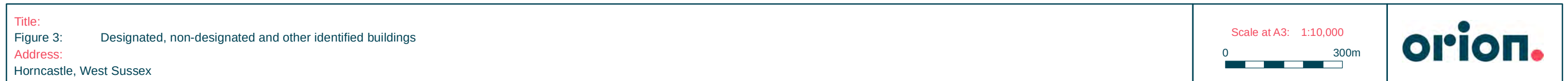


Title:
Figure 2: HER Data Plot – Designated and non-designated archaeological assets
Address:
Horncastle, West Sussex

Scale at A3: 1:10,000

0 300m





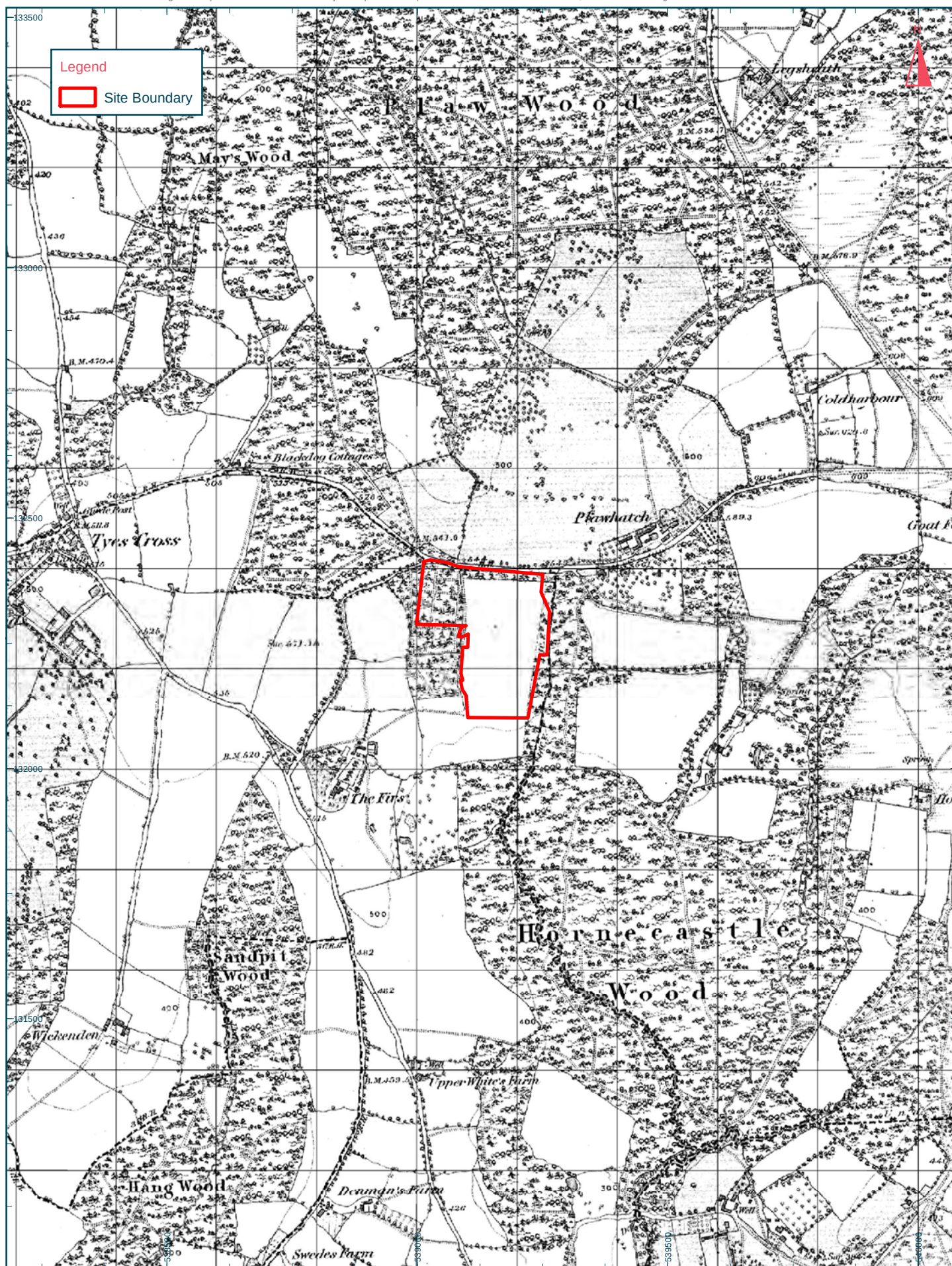


Title:
Figure 4: 1841 West Hoathly Tithe Map
Address:
Horncastle, West Sussex

Scale at A4: 1:4,000



orion.

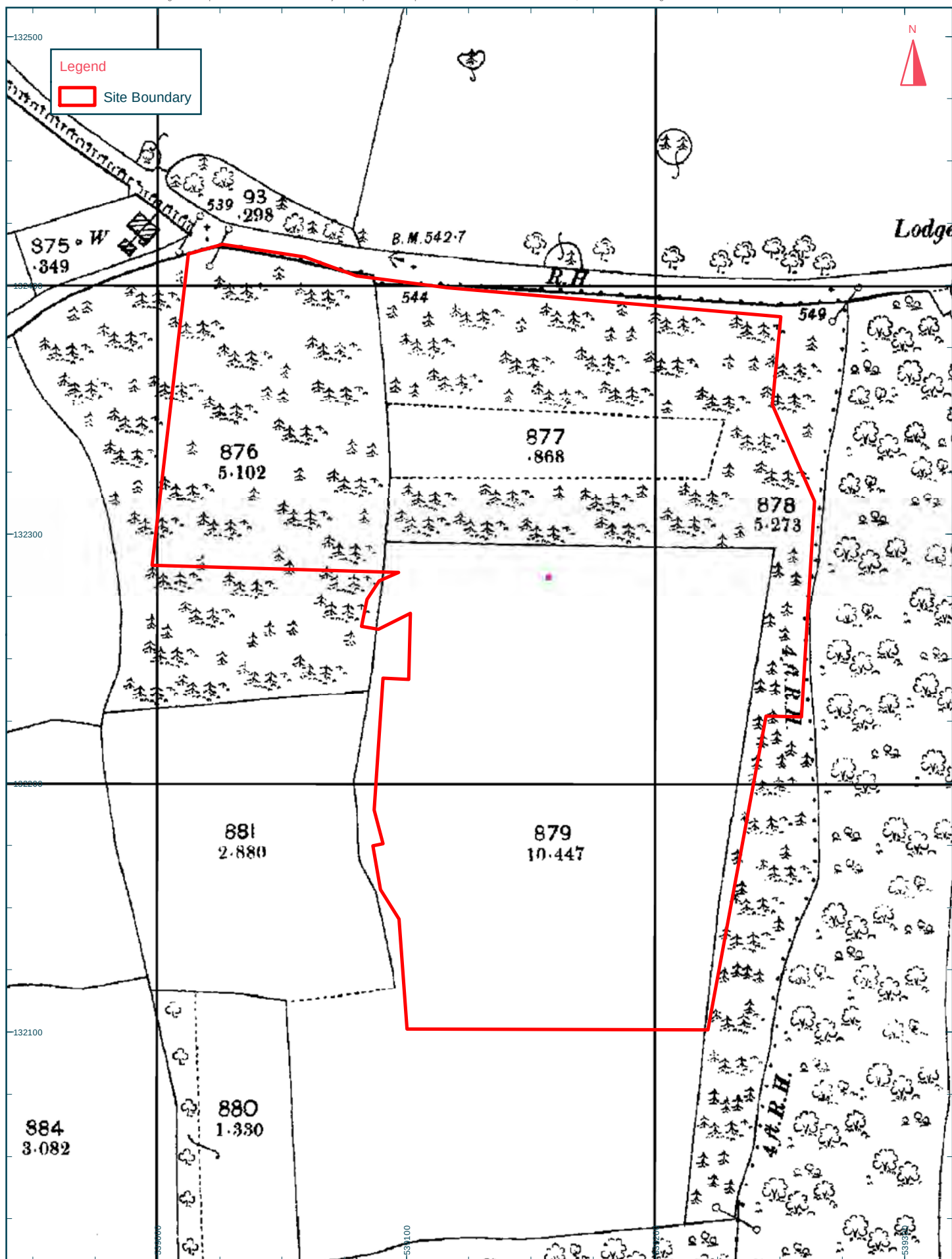


Title:
Figure 5: 1879 1:10,560 Ordnance Survey Map
Address:
Horncastle, West Sussex

Scale at A4: 1:10,000

0 300m

orion.

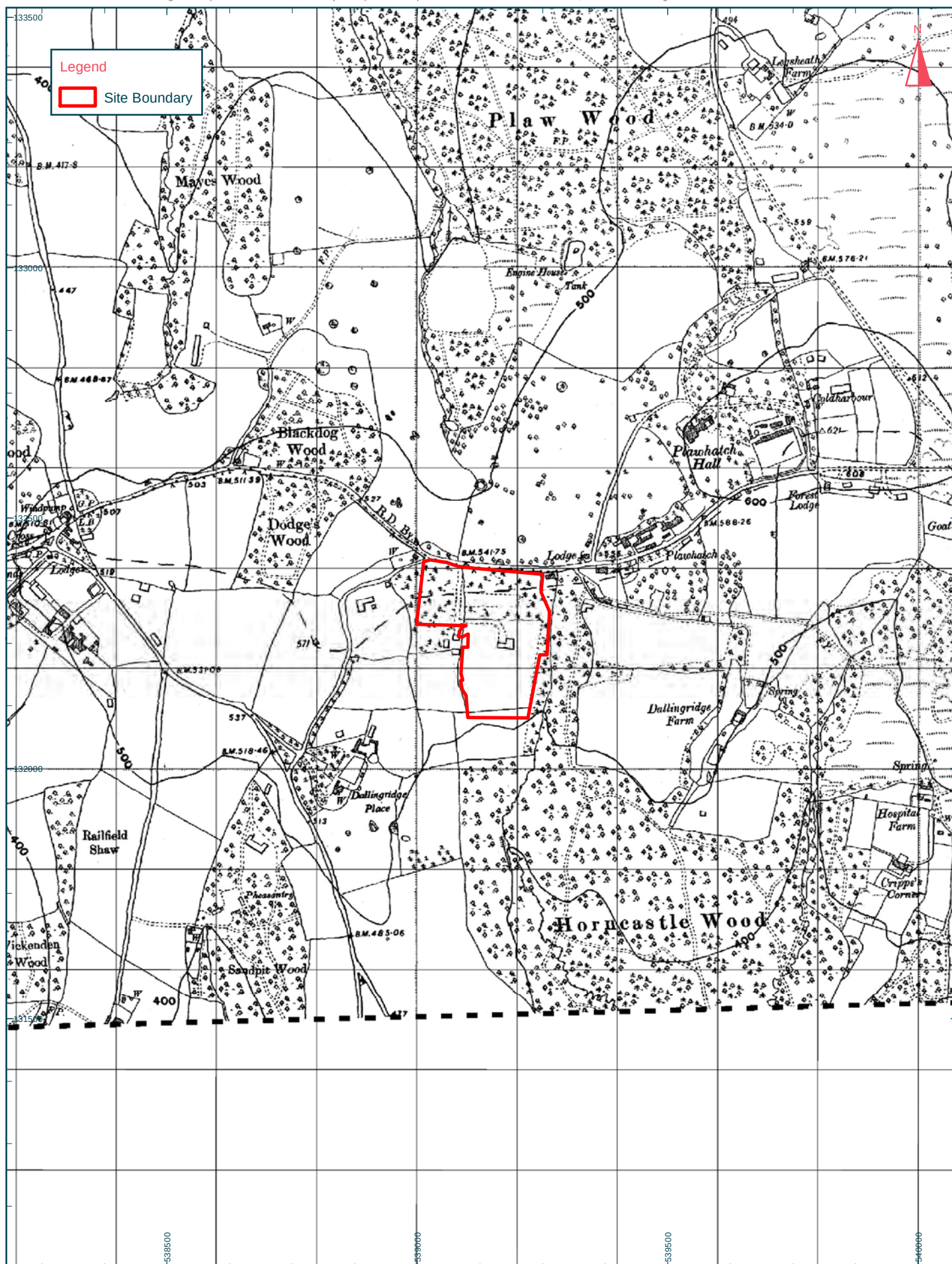


Title:
Figure 6: 1899 1:2,500 Ordnance Survey Map
Address:
Horncastle, West Sussex

Scale at A4: 1:2,000

0 50m

orion.



Title:
Figure 7: 1938-52 1:10,560 Ordnance Survey Map
Address:
 Horncastle, West Sussex

Scale at A4: 1:10,000



orion.

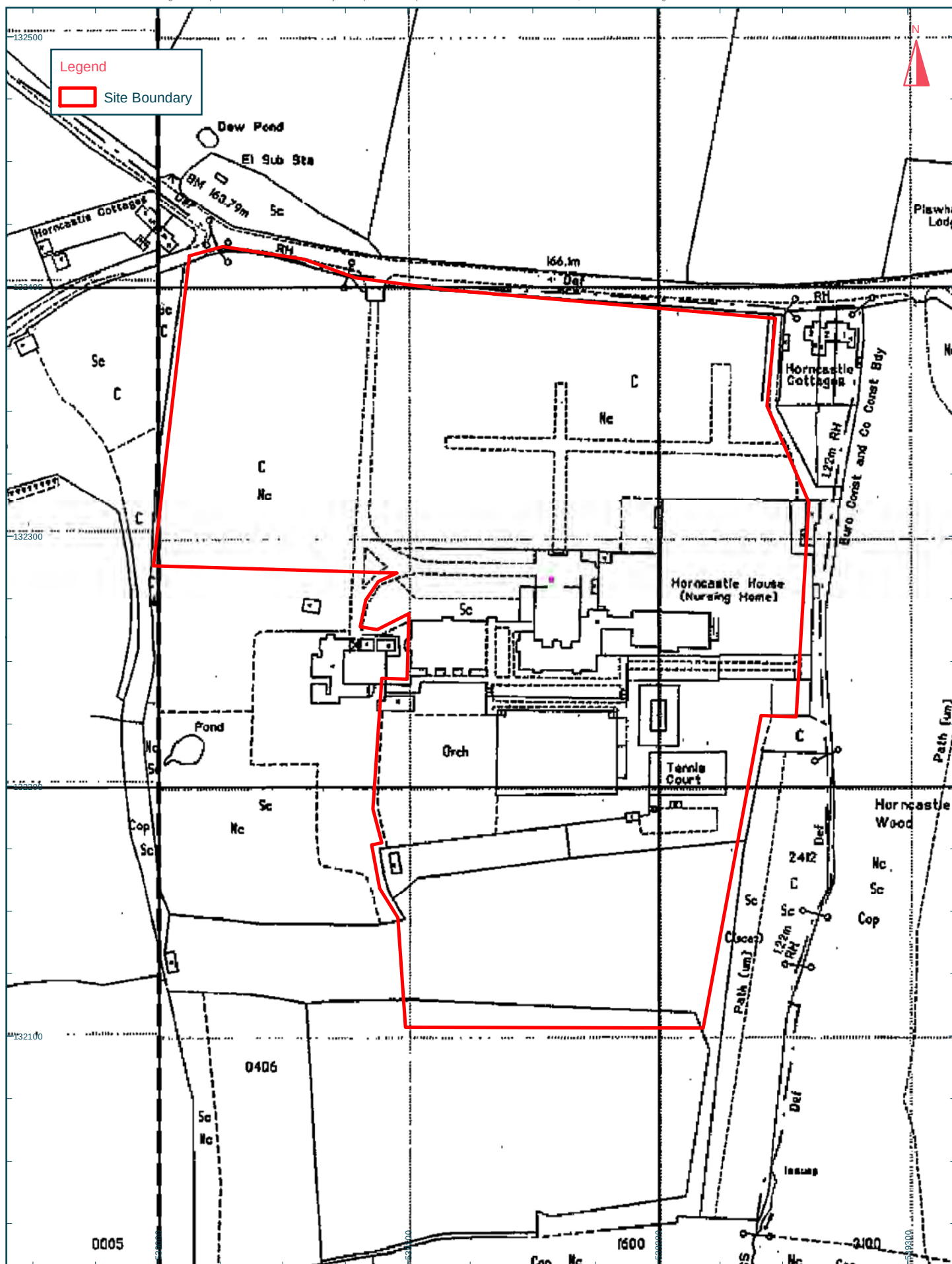


Title: Figure 8: 1947-49 1:10560 Ordnance Survey Historical Aerial Photography Address: Horncastle, West Sussex	Scale at A4: 1:4,000 0 100m	
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0 50m

orion.

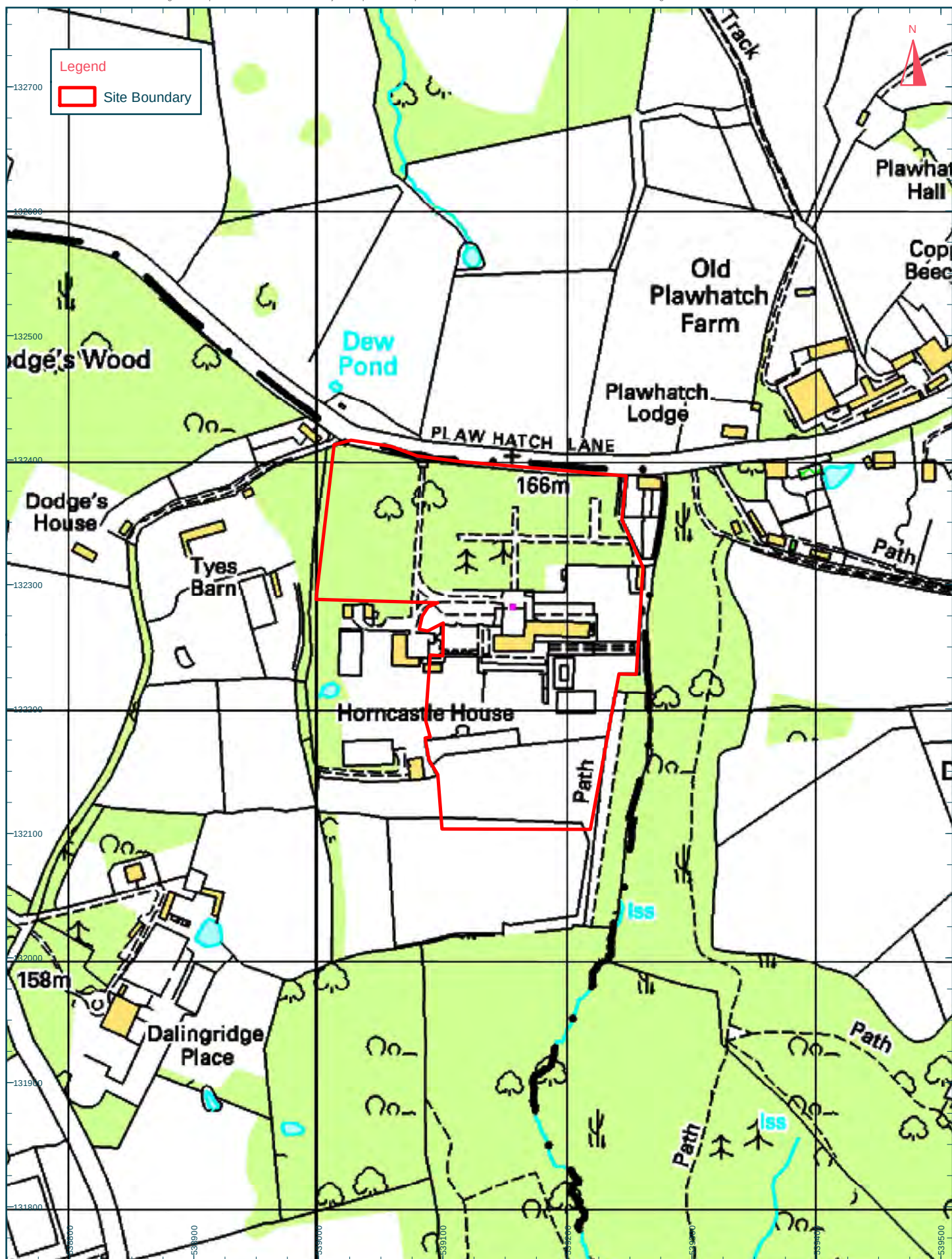


Title:
Figure 10: 1993 1:2,500 Ordnance Survey Map
Address:
Horncastle, West Sussex

Scale at A4: 1:2,000



orion.

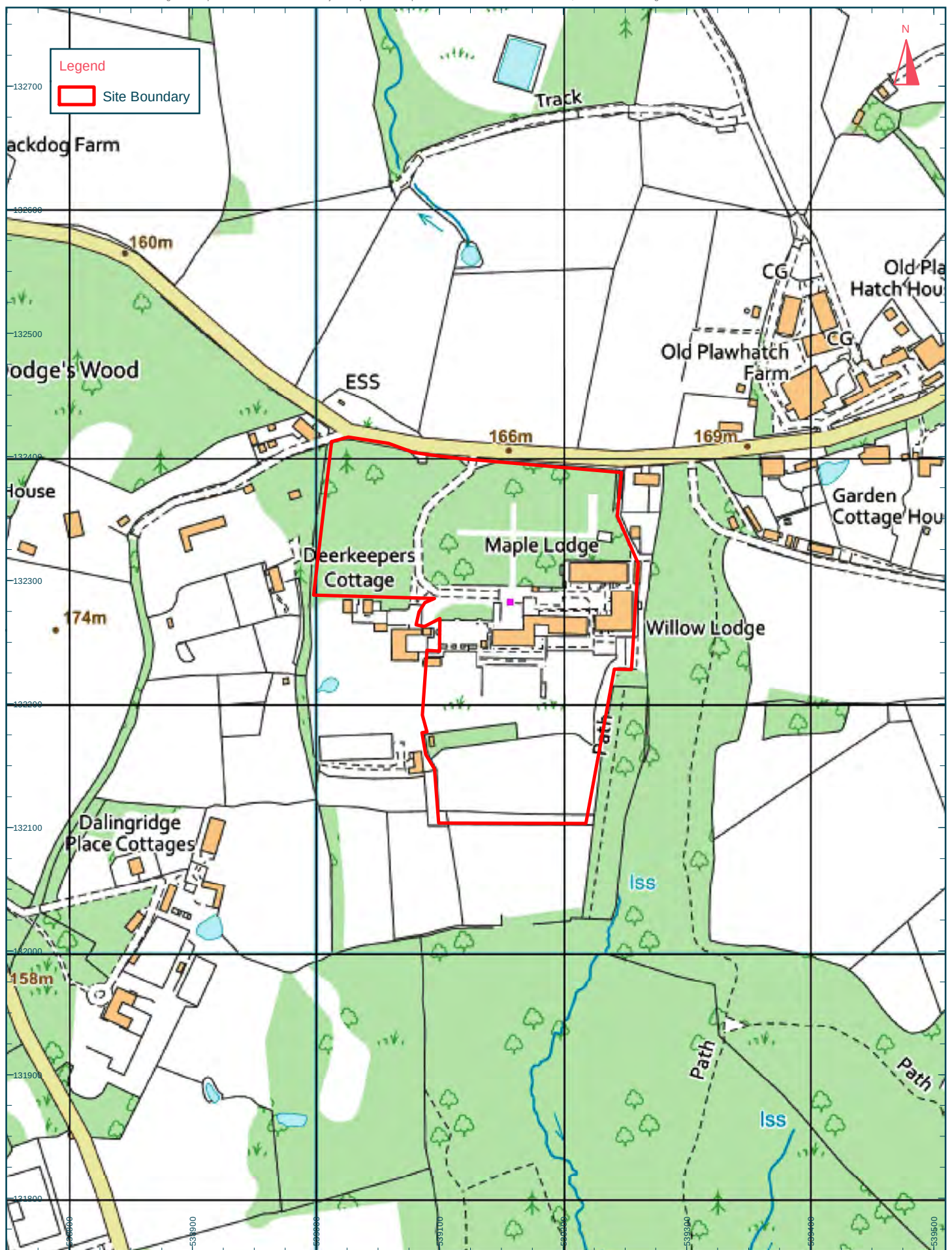


Title:
Figure 11: 2006 1:10,000 Ordnance Survey Map
Address:
Horncastle, West Sussex

Scale at A4: 1:4,000

0 100m

orion.

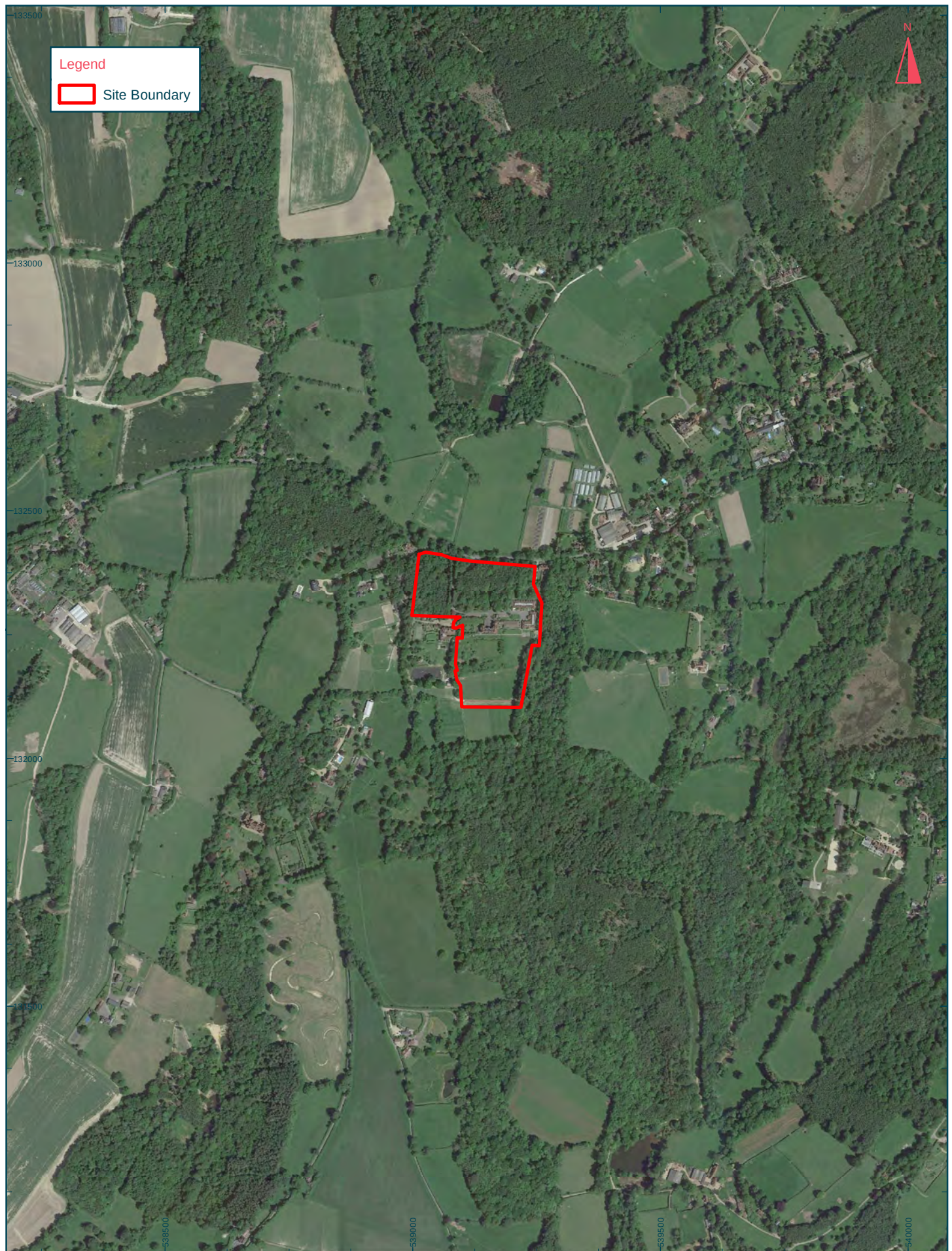


Title:
Figure 12: 2023 1:10,000 Ordnance Survey Map
Address:
Horncastle, West Sussex

Scale at A4: 1:4,000

0 100m

orion.



Title:
Figure 13: Aerial Image of Study Site (Google)
Address:
Horncastle, West Sussex

Scale at A4: 1:10,000

0 260m

orion.