

APPENDIX 10.1: CULTURAL HERITAGE BASELINE ASSESSMENT ARCADIS

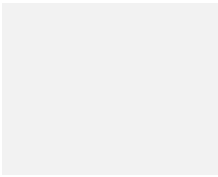
LAND WEST OF IFIELD

Appendix 10.1 Cultural Heritage Baseline Assessment

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1 Introduction

1.1 Project Background

- 1.1.1 Arcadis Design and Consulting (UK) was commissioned by Homes England to produce a Baseline Assessment of the proposed development site (hereafter referred to as 'the Site').

1.2 The Site

- 1.2.1 The Site lies on the western fringe of the Weald to the west of Ifield, Crawley, and within the areas of Horsham District Council (HDC) and Crawley Borough Council (CBC). There are several water courses within the Site, including the River Mole and Ifield Brook, which run through the Site within small valleys. The central part of the Site is formed by relatively level agricultural land situated at c. 65m aOD. The northern part of the Site rises slightly higher to between 65m – 70m aOD, whereas the southern part of the Site rises steeply to 90m aOD.
- 1.2.2 The eastern part of Site is presently formed by meadows utilised as informal recreational areas. Pastureland surrounds Ifield Court and Ifield Court Farm in the northern part of the Site, which has several public rights of way (ProW) criss-crossing it. A Scheduled Monument, Medieval moated site at Ifield Court (**SM1**), is located outside the Site boundary. The central part of the Site is largely in use as arable land, with a number of small enclosures in use as pasture or waste ground. At the southern end of Site is an active golf course including golf club buildings.
- 1.2.3 According to British Geological Survey records¹ underlying geology of the Site largely comprises Weald Mudstone. A band of Weald Clay Formation Clay-Ironstone is mapped running through the north-western half Site from Ifield Court to Rusper Road on a north-east/south-west alignment. East-west aligned bands of Weald Clay Formation – Limestone and Weald Clay Formation – Sandstone are also recorded on the higher ground at the southernmost edge of the Site.
- 1.2.4 Superficial deposits of alluvium (clay, silt, sand and gravel) are recorded along the three largest watercourses through the Site. Four areas of River Terrace Deposits – Sand and Gravel are recorded within the south-central and eastern areas of the Site.
- 1.2.5 The Site is bounded to the north by Charlwood Road and several tree-lined hedgerows. The western part of Site is bounded by Ifield Wood and two detached residential properties to the north-west, and by agricultural land, farmsteads and a nursery to the west. The eastern part of Site is bounded by Tweed Lane and Rectory Lane along with several listed buildings and historic farmsteads. The south and south eastern part of site is bounded by Rusper Road and the rear gardens of the properties along the Site. Ifield Golf Course is bounded by a dense wooded boundary. The Site is bounded to the east by Ifield Village and to the south-east by residential parts of Crawley, and the Rusper Road which separates Ifield Golf Course from the rest of the Site. The golf course area of Site is bounded by

¹ <http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html?>

agricultural land to the north and west, plantations to the south-west, and residential areas to the south-east, east and north-east.

2 Methodology

2.1 Aims and Scope

- 2.1.1 The aims of this Baseline Assessment are to assess the significance of the heritage resource within the Site, including the potential for currently unrecorded archaeological remains, and to assess the contribution that the Site makes to the significance of heritage assets within it and in the vicinity.

2.2 Study Area

- 2.2.1 Information was sourced for a 1km study area for designated heritage assets and a 500m study area for non-designated heritage assets. The size of the study areas was selected using professional judgement, in order to provide a sufficient baseline of information from which to assess the heritage resource and archaeological potential of the Site, and to determine whether the Site contributes to the significance of any designated heritage assets in the vicinity.
- 2.2.2 A gazetteer of recorded sites and findspots is included at Appendix 1 and associated figures are provided within Appendix 2.
- 2.2.3 All heritage assets have been assigned a bespoke ID number by Arcadis for the purpose of clarity within this report. Scheduled monuments are prefixed with '**SM**', listed buildings by '**LB**' and locally listed buildings with '**LLB**'. All non-designated assets are identified by a series of numbers without prefix (e.g. **1, 2, 3**, etc.). All archaeological events HER reference numbers are prefixed with '**EWS**'. All Archaeological Notification Areas (ANAs) are referred to with their HER reference number.
- 2.2.4 Designated and non-designated heritage assets are detailed in gazetteers within Appendix A and displayed on Figures 1 and 2.

2.3 Sources

- 2.3.1 A variety of sources were consulted during the preparation of this report:
- The National Heritage List for England (NHLE) for data on designated heritage assets;
 - The West Sussex Historic Environment Record (HER) for data on non-designated heritage assets, historic environment features and previous archaeological works;
 - West Sussex County Council website for information on Archaeological Notification Areas (ANA);
 - Information regarding local planning policies were viewed on the HDC website² and CBC website³;
 - CBC website for information the Ifield Village Conservation Area Statement;

² <https://www.horsham.gov.uk/planningpolicy/planning-policy>

³

http://www.crawley.gov.uk/pw/Planning_and_Development/Planning_Policy/Crawley2029/index.htm

- CBC website for information on locally listed buildings;⁴
- The West Sussex Record Office (WSRO) for cartographic and documentary sources;
- Online sources including aerial and satellite imagery; and
- A site visit.

Guidance and Best Practice

2.3.2 A number of guidance and best practice documents were consulted during the course of this assessment. These included:

- Chartered Institute for Archaeologists (CIfA), 2014, *Code of Conduct*;
- CIfA, 2014, *Standard and Guidance for Desk-Based Assessment*;
- CIfA, 2014, *Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment*;
- Historic England, 2008, *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*;
- Historic England, 2017, *Consultation Draft, Conservation Principles, for the Sustainable Management of the Historic Environment*;
- Historic England, 2015, *Managing Significance in Decision-Taking in the Historic Environment*, Historic Environment Good Practice Advice in Planning Note 2; and
- Historic England, 2015, *The Setting of Historic Assets*, Historic Environment Good Practice Advice in Planning Note 3.

2.4 Site visit

2.4.1 The purpose of the walkover survey was to:

- Identify any previously unrecorded archaeological remains within Site;
- Identify and record areas of modern impact or disturbance;
- Assess the setting of known heritage assets;
- Identify any previously unrecorded built heritage assets within the Site.

2.4.2 The walkover survey was conducted using data provided from the Historic England, HDC, CBC and the HER. Walkover surveys were carried out on 16th to 19th August 2018 and on 16th July 2019.

2.5 Assessment of Significance

2.5.1 Significance (for heritage policy) is defined in the NPPF Annex 2 as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

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http://www.crawley.gov.uk/pw/Planning_and_Development/Planning_Policy/Planning_for_the_Historic_Environment/PUB199144

- 2.5.2 The following section outlines Historic England's guidance and assessment methodologies which are utilised to articulate the significance of heritage assets (including the contribution made by their setting).
- 2.5.3 Historic England's Historic Environment Good Practice advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (hereafter, 'GPA 2') provides advice on the assessment of significance. GPA 2 advises understanding the nature, extent, and level of significance of a heritage asset, by considering the four types of heritage value an asset may hold. As identified in Historic England's Conservation Principles, these values are:
- Evidential;
 - Historical;
 - Aesthetic; and
 - Communal.
- 2.5.4 These values broadly cover the heritage 'interests' given in the glossary of the NPPF, which comprise archaeological, architectural, artistic and historic interest. Conservation Principles expands further on the heritage values, summarised as follows:
- Evidential value. The potential of a place to yield evidence about past human activity. This includes the physical remains of past human activity, such as archaeological remains or the fabric of historic buildings. Geology, landforms, species and habitats associated with human activity have the potential to hold evidential value.
 - Historical value. This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. Historical value tends to be either 'illustrative' or 'associative'. A building with illustrative value may be one of many such similar examples and therefore may provide little unique evidence about the past, however, it may clearly illustrate the intentions of its creators. Illustrative value has the ability to aid interpretation of the past through making connections with and providing insights into past communities and their activities. Illustrative value tends to be greater where the asset incorporates the first, or only surviving example of an innovation of consequence. Associative value can derive from a notable family, person, event or movement, or the development of other aspects of cultural heritage such as literature, art, music or film.
 - Aesthetic value. This is derived from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of deliberate 'design', or can derive from the 'fortuitous' manner in which a place has evolved and been used over time. Some places can combine both of these aspects, such as an attractive natural landscape which has been enhanced by deliberate human intervention.
 - 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. This can derive from commemorative or symbolic values that reflect the meanings of a place

for those who draw identity from or have emotional links to it, for example a war memorial. However, communal value may derive from more informal social value, such as the perception of a place as a source of identity, distinctiveness or social interaction. Spiritual value can also form an aspect of communal value.

2.5.5 Significance results from any, some or all of the values or interests described above.

2.5.6 This assessment has been undertaken using professional judgement and methodology which draws on sources of guidance such as the DMRB guidance⁵ (Ref 8.2), ICOMOS guidance (Ref 8.3) the NPPF (Ref 8.4) and Historic England's Conservation Principles (Ref 8.5). Using the above guidance and professional judgement, an overall assessment of the heritage significance of each heritage asset will be made (Table 1).

Table 1: Table of heritage significance

Heritage Significance	Factors Determining Heritage Significance
Very high	World Heritage Sites Other heritage assets of recognised international importance Assets that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Non-designated assets of equivalent heritage significance to a Scheduled Monument Registered Battlefields Protected Wrecks
Medium	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Some non-designated heritage assets
Low	Some non-designated heritage assets Locally listed buildings
Negligible	Assets with little heritage significance, e.g. an element of the historic environment which may not be considered of sufficient significance to be deemed a non-designated heritage asset (meriting consideration in the planning process)

⁵ Highways England, 2007, Design Manual for Roads and Bridges, Volume 11 Environmental Assessment, Section 3 Environmental Topics, Part 2 HA 208/07 Cultural Heritage.

2.6 Setting and Significance

- 2.6.1 Annex 2 of the NPPF states that “*Significance derives not only from a heritage asset’s physical presence, but also from its setting*”. Setting is defined within Annex 2 of the NPPF as:
- 2.6.2 “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”.
- 2.6.3 A key point regarding setting is that while a visual or physical connection may often exist between an asset and its setting, the setting does not necessarily require this in order to contribute to significance. This was recently considered in a High Court judgement which concluded:
- “The term setting is not defined in purely visual terms in the NPPF which refers to the “surroundings in which a heritage asset is experienced”. The word “experienced” has a broad meaning, which is capable of extending beyond the purely visual”.*
- 2.6.4 How setting may contribute to the significance of a heritage asset has been assessed within this report in accordance with the guidance set out in Historic England’s Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (hereafter, ‘GPA 3’). In determining the contribution of setting to significance, GPA3 advocates the clear articulation of “*what matters and why*”.
- 2.6.5 In GPA 3, a stepped approach is set out. The stepped approach is not carried out in full within this Baseline Assessment, as the assessment of impact is beyond the scope of this document.
- 2.6.6 Step 1 is to identify which heritage assets and their settings are affected.
- 2.6.7 Step 2 is to assess “*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*”.
- 2.6.8 The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. GPA 3 also sets out factors associated with the experience of the asset which might be considered during an assessment, including views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.
- 2.6.9 The following steps are also set out within GPA 3, although they have not been carried out as they do not fall within the remit of this Baseline Assessment.
- 2.6.10 Step 3 is to assess the effect of the proposed development on the significance of the asset(s).
- 2.6.11 Step 4 is to explore ways to ‘*maximise enhancement and minimise harm*’.
- 2.6.12 Step 5 is to ‘*make and document the decision and monitor outcomes*’.

2.6.13 A proposed development could potentially result in benefits to heritage assets, and where identified these will be articulated in terms of how a proposed development might enhance the heritage values and therefore the significance of the relevant heritage asset.

3 Legislation and Planning Policy

- 3.1.1 This section includes all the updated legislation, plans, policies and guidance produced since 2010 and used in this DBA.

3.2 Legislation

- 3.2.1 Legislation relating to built heritage is principally set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] 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.”

- 3.2.2 A Court of Appeal judgement associated with the Barnwell Manor case in 2014⁶ found that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decisionmaker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

- 3.2.3 A 2015 judgement in the Court of Appeal (‘Mordue’⁷) stated that (in regard to the setting of Listed Buildings) where the principles of the NPPF are applied (in particular paragraph 134 of the previous draft of the NPPF, replaced by paragraph 196 of the revised NPPF), this is in keeping with the requirements of the 1990 Act.

- 3.2.4 With regards to development within Conservation Areas, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

3.3 Planning Policy

National Planning Policy Framework (February 2019)

- 3.3.1 National policy and guidance is set out within the Government’s National Planning Policy Framework (NPPF), the most recent version of which was published in February 2019. This replaced and updated the previous 2012 and 2018 editions.
- 3.3.2 Heritage Assets are defined in Annex 2 of the NPPF as:

⁶ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

⁷ Jones v Mordue Anor (2015) EWCA Civ 1243

“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)”

3.3.3 The NPPF defines a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation”⁸

3.3.4 Significance, for heritage policy, is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”

3.3.5 Conservation, for heritage policy, is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

3.3.6 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 190 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

3.3.7 Paragraph 192 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness”*

3.3.8 Paragraphs 193 and 194 address the assessment of the impact of a proposed development on designated heritage assets, stating:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is

⁸ NPPF Annex 2, DCLG, 2019

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

3.3.9 In the context of paragraph 194, it should be noted that paragraph 195 states:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use"*

3.3.10 Regarding less than substantial harm to a designated heritage asset, paragraph 196 states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"

3.3.11 In relation to development within Conservation Areas or within the setting of heritage assets, paragraph 200 of the NPPF provides the following guidance:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

3.3.12 Paragraph 201 acknowledges that *"not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance"* and with regard to potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”

3.3.13 Further guidance on non-designated heritage assets is provided at paragraph 197 of NPPF, which states:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

3.3.14 Section b) of paragraph 194 also includes a reference to footnote 63 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Planning Practice Guidance

3.3.15 The Department for Communities and Local Government (DCLG) opened the planning practice website in March 2014, accompanied by a ministerial statement which stated that a number of previous planning practice guidance documents had been superseded. This website introduced the national Planning Practice Guidance (PPG) which forms a consolidated group of planning guidance documents, intended to be read alongside the NPPF.

3.3.16 The PPG contains a section on ‘Conserving and Enhancing the Historic Environment. In regard to the definition of heritage interest, it states:

006 Reference ID: 18a-006-20190723

“The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets*

with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance."

- 3.3.17 The importance of significance in decision making is elaborated in paragraph 007 which states:

Paragraph: 007 Reference ID: 18a-007-20190723

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."

- 3.3.18 Paragraph 013 provides the following guidance on the setting of heritage assets:

Paragraph: 013 Reference ID: 18a-013-20190723

"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

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 ongoing conservation."

- 3.3.19 Paragraph 018 provides guidance on assessing harm to heritage assets. It confirms that the determination of whether a proposal causes substantial harm is a judgement for the individual decision taker, having regard to the particular circumstances of the case and the policies of the NPPF:

Paragraph: 018 Reference ID: 18a-018-20190723

“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) 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.”

- 3.3.20 Paragraph 039 provides further clarification on the definition of non-designated heritage assets:

Paragraph: 039 Reference ID: 18a-039-20190723

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

- 3.3.21 The same paragraph of the Planning Practice Guidance states the following regarding built non-designated heritage assets:

“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

- 3.3.22 The Planning Practice Guidance identifies two categories of non-designated heritage assets of archaeological interest: those demonstrably of equivalent significance to Scheduled Monuments as set out in Footnote 63 of the NPPF; and, other non-designated heritage assets of archaeological interest. Regarding the latter category, paragraph 041 states:

Paragraph: 041 Reference ID: 18a-041-20190723

“By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-making regarding such assets requires a proportionate response by local planning authorities.”

3.4 Local Planning Policy

Horsham District Council

- 3.4.1 Planning applications within Horsham District are considered under the policies of the Horsham District Planning Framework (HDPF) adopted in 2015. Heritage matters are addressed by Policy 34 Cultural and Heritage Assets, which states:

“The Council recognises 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. 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 English Heritage 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, features, 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, with any assessment provided as appropriate.”*

Crawley Borough Council

- 3.4.2 Planning applications within Crawley Borough are considered under the policies set out within the Crawley 2030, Crawley Borough Local Plan (CBLP) 2015 – 2030 (adopted 2015).

- 3.4.3 Policy CH12 Heritage Assets states:

“All development should ensure that Crawley’s designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.

Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of the development, and any measures adopted to ensure the heritage asset

is respected, preserved or enhanced or, for exceptionally significant development, relocated.

If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, and it has been demonstrated its site is essential to the development's success, proposals will need to demonstrate how they have recorded the heritage asset:

- i. in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or*
- ii. in the case of standing structures, to a minimum of Historic England recording Level 2, or higher if specified by the council.*

Applicants are also required to notify any relevant parties including Historic England and submit their recording to the Historic Environment Record (HER).

Applicants should demonstrate that the benefits of the entire scheme outweigh the loss of the asset and that any replacement scheme is of equal quality in terms of its design."

3.4.4 Policy CH13 Conservation Areas states:

"All development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area.

All development within a Conservation Area should demonstrate, as part of the Heritage Impact Assessment, how the proposal conforms to the relevant Conservation Area Statement and Appraisal, and that consideration has been given to all of the following criteria:

- i) respect the protected area and recognise the identifiable, and distinctive, character(s);*
- ii) respect any historic landscape features which affect the character of the place;*
- iii) maintain and enhance the area's landscape value with regards to mature trees, hedges and public green spaces such as grass verges;*
- iv) respect and enhance the character of lower density developments with spacious landscaped settings. This includes where the landscape dominates the buildings, the significant gaps between the buildings, the set back from the street, as well as any large gardens, mature trees, hedges and green verges; and*
- v) preserve the area's architectural quality and scale.*

There may be structures within a Conservation Area which are not heritage assets and do not positively contribute to its character or appearance. Therefore, proposals for demolition of these structures will be considered on a case-by-case basis and may not be required to submit a recording to the Historic Environment Record. For such developments early pre-application discussions are encouraged."

3.4.5 Policy CH14 Areas of Special Landscape Character states:

“All development within an Area of Special Local Character (ASLC) should respect or preserve the character of the area and have been designed with regard to the areas existing character and appearance. Proposals should be of an appropriate scale, design and massing, and should not result in significant adverse impact on the locality, its surrounds and vistas.

All development within an ASLC should demonstrate, as part of the Heritage Impact Assessment, how the proposals have regard to the reasons for the area’s designation and the character and appearance of the area.”

3.4.6 No ASLC are located within the site, although an ASLC is located on Rusper Road c. 100m to the south-east of the site. ASLC were previously referred to in policy documents as “ASEQ”. The Crawley ASEQs and Locally Listed Buildings Heritage Assessment⁹. This document recommended that:

- *“areas which are primarily of historic and architectural interest should be protected as conservation areas; and*
- *areas that are special because they are low density areas of landscape value should be protected as ASEQs, even where they contain buildings of some architectural quality.”¹⁰*

3.4.7 The 2010 review did not recommend that Rusper Road be designated as a Conservation Area. Furthermore, the Rusper ASEQ was in fact reduced in size following this review. It is therefore considered that the Rusper Road ASEQ/ASLC is a landscape matter, not a heritage matter. The Rusper Road ASEQ/ASLC will therefore be addressed within the LVIA Chapter of the Environmental Statement.

3.4.8 Policy CH15 Listed Buildings and Structures states:

“To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national legislation, policy and guidance.

Any changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features.

Listed Buildings should be retained and, therefore, the demolition, or part thereof, of a Listed Building will only be acceptable in exceptional circumstances, where:

- i. there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and*
- ii. a significant benefit that cannot have facilitated the retention of the building can be demonstrated.*

If demolition is seen to be acceptable, the council will require the building to have been recorded to Historic England Level 4 and submitted to the Historic

⁹ Baxter, A. 2010. The Crawley ASEQs and Locally Listed Buildings Heritage Assessment

¹⁰ Ibid, 11

Environment Record. Any development on the site of a demolished Listed Building must have regard to the original building."

3.4.9 Policy CH16 Locally Listed Buildings states:

"All development will seek to secure the retention of buildings included on the Crawley Borough Local Building List. Development should also maintain features of interest, and respect or preserve the character or setting of the building.

Development proposals affecting Locally Listed Buildings must demonstrate in the Heritage Impact Assessment that proposals take account of the following criteria:

- i) The Historic interest of the building.*
- ii) The Architectural interest of the building.*
- iii) The Townscape value of the building.*
- iv) The Communal value of the building and its surroundings.*

Proposals seeking the demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances if the development proposals:

- a) reflect or retain the key features of the original building; and*
- b) significantly outweigh the merit of retaining of the original building with regard to social, economic and environmental benefit to the wider area; and*
- c) records the building up to Historic England Level 4, unless previously agreed with the Local Planning Authority, and submits that record to the Historic Environment Record in consultation with the Local Authority.*

The council will also assess the merit of designating new locally listed buildings in consultation with local residents and will define the characteristics of the buildings that warrant this level of protection."

Emerging Planning Policy

3.4.10 The Horsham District Local Plan is currently under review, and a new local plan is in the early stages of production. A date has not yet been announced for a consultation draft of the new local plan.

Supplementary Planning Documents

3.4.11 The CBLP is supported by the Urban Design Supplementary Planning Document (UDSPD), adopted in October 2016. The UDSPD provides the following guidance with regard to development within Conservation Areas:

"Each Conservation Area has its own special character which should be respected when new development or alterations are proposed. Key characteristics of each Conservation Area are summarised below....

Ifield Village Conservation Area was designated in 1981. The Conservation Area has since extended twice, in 1988 and 1991. Ifield Village is designated as a Conservation Area as it still retains its character as a small, scattered rural settlement, focused upon an historic church and public house. In addition to the contribution made to the areas [sic] historic character by the many fine buildings, a

number of other features, such as Ifield Brook Meadows contribute to its importance and rural setting.

A number of listed buildings are found in the Conservation Area including a Grade I Listed Church. Many of the buildings in the Conservation Area illustrate how rural buildings of these type were regularly extended, changed or replaced over time. Surrounding fields form a traditional pattern of small land parcels, bounded by hedgerows that serve as wildlife habitats and contribute to the rural village setting. The Conservation Area is close to Ifield Brook and a small pond, which together with several footpaths contribute to the village-like setting of the area."

- 3.4.12 The UDSPD also provides a checklist for applicants on preparing Heritage Impact Assessments.

Local Plan Policies Consistency with the NPPF

- 3.4.13 Paragraph 213 of NPPF states the following with regard to Local Plan policies:

"existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- 3.4.14 If a local plan policy was adopted before the NPPF, and it does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement for to harm to non-designated heritage assets (NPPF paragraph 197) then the policy would be considered to be overly restrictive compared to the NPPF. This would therefore limit the weight that may be accorded to them during the decision-making process.
- 3.4.15 While Policy 34 of the HDPF and Policies CH12, CH13 and CH16 are of relevance, it should be noted that they were adopted prior to the adoption of the NPPF. Therefore, in accordance with paragraph 213 of the NPPF, the weight which can be given to them will be determined according to their consistency with the policy guidance set out within the NPPF. Since the above policies do not allow for a balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and are therefore considered to be out of date. Therefore, the weight which can be attached to them in the decision-making process is limited.

4 Historic Environment Baseline

- 4.1.1 The section provides information on the recorded heritage resource within the Site and a 1km study area for designated heritage assets and 500m study area for non-designated heritage assets, in order to identify known heritage assets within the Site and to assess the potential for currently unrecorded below-ground archaeological remains.

4.2 Designated Heritage Assets

- 4.2.1 No World Heritage Sites, Registered Battlefields or Registered Park and Gardens are located within the Site or the study area. No Listed Buildings, Scheduled Monuments, or other designated heritage assets are located within the Site boundary.
- 4.2.2 One designated heritage asset is located within the site boundary – the western and south-western parts of Ifield Village Conservation Area extend within the Site.
- 4.2.3 The Scheduled Medieval moated site at Ifield Court (**SM1**, NHLE ref. 1012464) is located immediately outside the Site boundary, although the Site boundary ‘wraps around’ the area containing the monument. This asset is considered to be of **high** heritage significance due to its historic and archaeological interest. The Scheduled Moated Site at Ewhurst Place (NHLE ref. 1109754, **SM2**) is located c. 770m east of the Site, within the urban area of Crawley. It is of **high** heritage significance.
- 4.2.4 The Grade I Listed Parish Church of St. Margaret (**LB14**, NHLE ref. 1187108) is located c. 20m to the east of the Site. This asset is considered to be of **high** heritage significance due to its historic and architectural interest and evidential value.
- 4.2.5 The Grade I Listed Friend’s Meeting House (NHLE1298879) (**LB31**) and associated Grade II* Listed Meeting House Cottage (NHLE 127683) (**LB20**) and Grade II mounting block (NHLE1207719) (**LB21**) are located c. 325m east of the Site. The Grade II* Listed Ewhurst Place (NHLE ref. 1187092, **LB7**) and the Grade II Listed Bridge over Moat at Ewhurst Place (NHLE ref. 1187093, **LB7**) are located c. 860m east of the Site. These buildings are all of **high** heritage significance.
- 4.2.6 35 Listed Buildings are located within the 1km study area. They are considered to be of **medium** heritage significance due to combinations of their architectural and historic interest and aesthetic and evidential value. They comprise:
- Grade II Listed Old Pound Cottage (NHLE ref. 1067613) (**LB3**) located immediately outside the Site boundary;
 - Grade II Listed Langley Grange (NHLE ref. 1187098) (**LB11**) located c. 210m east of the Site;
 - Grade II Listed Finches Cottage (NHLE 1187096) (**LB9**) located c. 110m east of the Site;
 - Grade II Listed Apple Tree Farm (NHLE 1298880) (**LB32**) located c. 210m east of the Site;
 - Grade II Listed Michaelmas Cottage (NHLE 1207650) (**LB19**) located c. 170m east of Site;
 - Grade II Listed Old Inn Cottage (NHLE 1187097) (**LB10**) located c. 310m east of the Site;
 - Grade II Listed Table Tomb to George and Mary Hutchinson in parish churchyard (NHLE ref. 1298888) (**LB34**) located c. 15m east of the application site;
 - Grade II Listed Newstead Lodge (NHLE ref. 1279535) (**LB30**) c. 30m east of the Site;
 - Grade II Listed The Old Rectory (NHLE ref. 1187106) (**LB12**) c. 25m east of the Site;

- Grade II Listed Church Cottage (NHLE ref. 1279522) (**LB29**) c. 10m east of the Site;
- Grade II Listed Harlow Cottage Old Plough Cottage Plough Inn (NHLE ref. 1187109) (**LB15**) c. 30m east of the Site;
- Grade II Listed The Vicarage (NHLE ref. 1207927) (**LB23**) located c. 50m east of the Site;
- Grade II Listed St. Margaret's Cottage (NHLE ref. 1207872) (**LB22**) located c. 20m east of the Site;
- Grade II Listed The Tweed (NHLE ref. 1187112) (**LB16**) c. 60m south east of the Site;
- Grade II Listed Turks Croft (NHLE ref. 1187107) (**LB13**) c. 105m south-east of the Site;
- Grade II Listed Brook Cottage (NHLE ref. 1298886) (**LB33**) c. immediately south-east of the Site;
- Grade II Listed Ifield Mill House (NHLE ref. 1180468) (**LB6**) c. 240m south of the Site;
- Grade II Listed Ifield Water House (**LB18**) (NHLE ref. 1207630) c. 290m south of the Site;
- Five Grade II Listed Buildings at Stumbleholm Farm (NHLE refs. 1240235, 1194820, 1240234, 1240236, 1240237) (**LB17**, **LB25**, **LB26**, **LB27**, **LB28**) located c. 285m south-west of the Site;
- Grade II Listed Bonwycke Place (NHLE ref. 1240237) (**LB24**) located c. 240m west of the Site;
- Grade II Listed Pockneys Farmhouse (NHLE ref. 1026984) (**LB2**) located c. 275m west of the Site;
- Grade II Listed Oak Lodge (NHLE ref. 1180389) (**LB5**) located c. 120m west of the Site;
- Grade II Listed Naldrett's Farmhouse (NHLE 1180381) (**LB4**) c. 590m north west of the Site;
- Grade II Listed Red Gables (NHLE 1354208) (**LB36**) c. 675m north west of the Site; and
- Grade II Listed Old Bonnets Cottage (NHLE 1354186) (**LB35**) located c. 800m north of the Site.
- Grade II Listed Hill House (NHLE ref. 1026954, **LB37**), located c. 1km to the west of the Site.

4.3 Previous Archaeological Works

- 4.3.1 The HER records 14 previous archaeological events within the 500m study area (not illustrated) which includes desk-based assessments, trial trench evaluations, watching briefs, site visits, geophysical surveys, historic building recording and a LiDAR survey. These are described below and within the Gazetteers (Appendix A).

Archaeological works within the 500m study area

- 4.3.2 A 2009 walkover survey and site investigation (**EWS1819**) took place on land to the west of Bewbush Mill and Furnace, across an area situated c. 500m to c. 2km to the south of the Site. A woodland survey revealed three concentrations of bell pits and spoil heaps. A further nineteen bell pits were discovered in a line along the boundary of a railway line. Several raised banks were also noted, two of which appeared to be associated with the bell pits. The banks were potentially used to carry water away from the pits, gullies could be seen leading away from the features to Pondtail Brook. The banks and bell pits were thought to potentially be associated with the medieval iron ore extraction. Further bell pits were encountered to the north of the railway along with a marl or brick clay pit. A well and a brick-built sluice which channelled water through a tunnel was also identified.
- 4.3.3 A trial trench evaluation (**EWS883**) took place 340m to the east of Site boundary in 2003, at Crawley Schools Private Finance Initiative (Community College). The report records that there were no significant archaeological features, deposits or finds (with the exception of two undated flint flakes).
- 4.3.4 In September 2015 a building recording event (**EWS1729**) took place at the Friends Meeting House (**LB31**) at 325m to the east of the Site boundary.

- 4.3.5 A site visit (**EWS66**) was conducted at Stumbleholme Farm (**104**) to assess the former cattle barn (**LB28**) c. 310m to the south-west of the Site in 2009.
- 4.3.6 A watching brief (**EWS1775**) was carried out at Mill Cottage 260m to the east of the Site in January 2017. The event took place during extension work to the cottage, which is believed to have been originally a barn, potentially associated with Ifield Mill (**LB18** and **83**) and Mill House. A small amount of blast furnace slag was recovered from garden soil, as this area was in close proximity the known metal-working area to the north.
- 4.3.7 A watching brief (**EWS1298**) was conducted at the Grade I Listed *Parish Church of St. Margaret* (**LB14**) c. 15m to the east of the Site boundary in 2002. The watching brief occurred while the floor of the church was removed and replaced. The conclusion of the watching brief was that the surviving 14th century floor was heavily truncated by later interventions. Several in-situ Sussex Marble tiles and flagstones were noted which could be related to the medieval floor layers, these were also truncated. Two brick vaulted tombs were discovered, recorded and left untouched as were the leaded coffins present within.
- 4.3.8 A building survey (**EWS1169**) was conducted within the Ifield Court (**SM1**) immediately outside the Site boundary. The survey concentrated on a building known as the 'Hovel' which is a late 18th-century four-bay cattle shed associated with Ifield Court Farm (**88**).
- 4.3.9 An archaeological excavation (**EWS145**) took place in 1998 at the Scheduled *Ifield Court Medieval moated site* immediately outside the Site boundary (**SM1**). However, the HER record contains no further information on the scope, aims or results of this excavation.

Archaeological works within the Site

- 4.3.10 Two geophysical surveys, one archaeological watching brief and three desk-based surveys have taken place within the Site. The geophysical surveys comprise: a 2009 geophysical survey (**EWS1319**); a 2016 LiDAR survey of a wide area which included the Site (**EWS1739**); and a 2019 geophysical survey undertaken to inform this assessment (ES Appendix 10.2).
- 4.3.11 In 2009, 17ha of land within the Site was subject to a detailed magnetometry survey (**EWS1319**) in three separate areas across the current Site. An unfinished draft report on the results of the survey was consulted via the HER.¹¹ The survey recorded anomalies suggestive of former field boundaries recorded on 19th-century mapping, land drains, and possible below-ground remains of former water meadows. A number of linear anomalies of indeterminate, but potentially archaeological origin, were recorded in the north-western part of the Site, broadly corresponding with anomalies D3 and D4 from the 2019 geophysical survey (below). The 2009 survey recorded these anomalies as being more extensive than the 2019 survey. The discrepancy between the survey results is likely to be the result of a change in agricultural practice (i.e. the spreading of 'green waste' which produces ferrous responses) between 2009 and 2019.

¹¹ Archaeology South East, 2009. Geophysical Survey Report, Upper Mole FAS, Ifield, West Sussex

4.3.12 The Site was subject to a detailed magnetometry survey in 2019, to inform this Baseline Assessment.¹² The report is provided at Appendix 10.2. This survey recorded a number of anomalies of archaeological or potential archaeological origin, which are referred to using their reference numbers from the geophysical survey report and shown on Figure 2 of this assessment:

- Anomalies suggestive of two possible areas of undated industrial (possibly iron-working) activity adjacent to the River Mole and Ifield Brook respectively (**AIA1**, **AIA2**);
- An enclosure of possible Iron Age or Roman origin in Ifield Meadows in the south-eastern part of the Site (**E2**) and associated linear and pit-like anomalies (**AAA1**);
- Anomalies potentially suggestive of a second and more putative enclosure (**E1**) c. 300m to the west of the definite enclosure; and
- Seven other anomalies of indeterminate but potential archaeological origin in the central and northern areas of the Site (**P1**, **D1 – D9**).

4.3.13 None of the anomalies are suggestive of the presence of below-ground archaeological remains of equivalent heritage significance to a scheduled monument. However, this will need to be confirmed by trial trench evaluation.

4.3.14 A large LiDAR survey (**EWS1739**) took place for the Gatwick Airport R2 (second runway) Heritage Assessment in 2016. The survey encompassed the area of the Site and a large part of its study area. The results recorded two hundred new features within the R2 study area, most of which related to historical agricultural activities and field boundaries. A small number of features were potentially indicative of an archaeological origin. These included mounds, earthworks, pits and quarries, roads or trackways and enclosures.

4.3.15 A series of events occurred at Apple Tree Farm (**EWS1103**), partially within the north-eastern Site boundary in March 2005. The events include a desk-based assessment (the only element of work which included the Site), a watching brief during test pitting and a geoarchaeological review. No archaeological remains were encountered. A subsequent watching brief outside the Site boundary (**EWS1477**) in 2008 was conducted during the excavation of a 100m-long service trench and two further trenches. 19th and 20th-century pottery fragments were recorded.

4.3.16 A watching brief (**EWS980**) was conducted at Apple Tree Farm Roundabout in the north-eastern part of the Site in March 2006. The event recorded the presence of two ditches with associated banks (**7**) but the date, alignment and relationship between these two features are currently unknown.

4.3.17 A 2009 Archaeological Desk-Based Assessment of land comprising the majority of the Site was carried out by Wessex Archaeology.¹³

¹² Harrison, D. (Headland Archaeology), 2019. Land West of Ifield, West Sussex, Geophysical Survey Report. Headland Archaeology reference no. LWIC18

¹³ Wessex Archaeology, 2010. Land West of Ifield, Crawley, West Sussex, Archaeological Desk-Based Assessment

4.4 Archaeological Notification Areas

- 4.4.1 Archaeological notification areas (ANAs) are areas where there is a potential for below-ground archaeological remains to be presented. ANAs are demarcated by West Sussex County Council, in order to act as a trigger for the appropriate LPA archaeological advisor to be consulted on applications in these areas. The West Sussex ANAs are colour coded according to the level of likelihood that archaeological remains may survive, and the application size/type thresholds which will trigger a requirement for consultation of the HER as part of an application. The amber areas have a lower likelihood to contain surviving remains and have a lower trigger threshold than the red areas. It should be noted that while ANAs are indicators of potential, they are not heritage assets in themselves.
- 4.4.2 One red ANA is partially located within the Site (Figure 2): Iron Ore Industry and Medieval Moated Site, Rusper (DWS8516). The HER record states:
- “The area has been identified as an Iron Ore Industrial area with an iron working site, mine pits and bloomery. There is also the Scheduled Ifield Court Medieval Moated site (Scheduled Monument 1012464) with associated buildings. There is also two historic farmsteads dating to the late 18th and 19th centuries.”*
- 4.4.3 Two further ANAs are located within the 500m study area.
- 4.4.4 Immediately to the east of Site is a red ANA, “The Church St Margaret, Ifield, Crawley” (DWS8674). The church contains 13th, 14th and 19th-century elements and the surround churchyard has high archaeological potential.
- 4.4.5 Approximately 200m south-east of the Site is red ANA “Ifield Medieval Forge, Ifield, Crawley” (DWS8650), demarcated due to the presence of the Ifield forge (33) and mill (32).

4.5 Archaeological and Historical Background

Undated

Within the 500m Study Area

- 4.5.1 A putative enclosure (42) is recorded extending from immediately to the west of Site to c. 220m to the west. The feature is made up of three field boundaries or drains which form a partial rectilinear enclosure. The enclosure is crossed by a kink in the Ifield Wood road, although the enclosure is broadly in alignment with the surrounding field boundaries. The origin and nature of this feature is unclear – it may represent a medieval or post-medieval agricultural enclosure. It is considered to be of **low** significance.
- 4.5.2 A pit or quarry of **low** heritage significance (71) is located c. 285m south of Site.

Within the Site

- 4.5.3 A circular mound and surrounding ditch (66) are located within the northern area of the Site. The mound is visible on LiDAR data and slightly visible on the ground (Figure 8, Plate 1, Plate 2). The mound is c. 42m in diameter with another, slightly curving ditch, on the north-western side apparently connecting to the River Mole. A second ditch, which survives more clearly on the ground and is quite straight and

narrow, leads southward from the mound (interpreted by the HER as a probable modern drainage channel). The relationship between the mound and these linear features (possibly drainage ditches) is unclear. The mound itself survives to a height of c. 0.30m above ground. The HER provides a number of speculative interpretations for the mound, such as a prehistoric tumulus, settlement site or a medieval motte. However, no evidence appears to exist for any of these interpretations, and the mound could well represent a later feature of minimal or no heritage significance. Alternatively, it could represent an extraction spoil heap or windmill mound. It is therefore currently assessed as being of **low** heritage significance. Trial trench evaluation will be required in order to accurately determine the heritage significance of this feature.



Plate 1: View of mound 66, looking north



Plate 2: View of surrounding ditch from top of mound 66, looking north-west

- 4.5.4 A partial rectilinear ditched enclosure identified on LiDAR data (68) is recorded in the eastern part of the Site by the HER. The enclosure is located adjacent to a short tributary stream of the Ifield Brook which leads to the pond adjacent to Ifield Barn Theatre. The stream forms the western side of the enclosure. A possible entrance is located on the northern side. The ditches enclose an internal area of 37m by 23m. Due to dense vegetation cover, this feature could not be closely inspected during

the site walkover. The date and function of this asset is unknown. Given the location and form it is likely to represent a medieval or post-medieval agricultural feature. It is considered to be of **low** heritage significance. Trial trench evaluation would be required in order to accurately determine this. However, this feature is located within Ifield Village Conservation Area and no development will take place at this location.

- 4.5.5 A number of palaeochannels and an ox-bow lake are visible within the northern part of the Site (**39, 40**; Plate 3, Plate 4). While these are not heritage assets in themselves, they do have the potential to contain deposits of archaeological interest which could yield information about the palaeoenvironment and past land use, particularly in the context of the nearby Scheduled Medieval Moated site at Ifield Court (**SM1**). Such deposits would be likely to be of **low** heritage significance. Paleochannels are also recorded in the central and eastern areas of the Site (**40, 45, 47, 48, 56, 57**). These also have the potential to contain palaeoenvironmental deposits of **low** heritage significance.



Plate 3: Palaeochannel **68**, looking north-east



Plate 4: Former oxbow lake **8**, looking north-west

- 4.5.6 The 2019 geophysical survey recorded seven anomalies of indeterminate but potential archaeological origin in the central and northern areas of the Site (**P1, D1 – D9**). As their nature and origins are unknown, these are currently assessed as being of **low** heritage significance. However, trial trench evaluation would be required in order to accurately determine their heritage significance
- 4.5.7 The 2019 geophysical survey also recorded anomalies suggestive of two possible areas of undated industrial (possibly iron-working) activity adjacent to the River Mole and Ifield Brook respectively (**AIA1, AIA2**). These anomalies are considered to potentially represent archaeological remains of **medium** heritage significance, as they have potential to yield information on ironworking within the wider Weald region. However, trial trench evaluation would be required in order to accurately determine their heritage significance

Prehistoric (to AD 43) and Roman (AD 43 – AD 410)

Weald Iron Extraction and Metalworking¹⁴

- 4.5.8 The local geology is rich in iron ore (found within the iron carbonate associated with clay deposits) and the stone and clay found within its soils were used to create the furnaces that once smelted the ore. Above ground the woodland (which the Weald takes its name from) supplied the furnaces with fuel and the numerous streams, including Ifield Brook and the River Mole, provided the power for the bellows and hammers (Hodgkinson 2002). These environmental factors made the Weald region and the Ifield area ideal for the establishment of ironmaking sites since the Iron Age. To extract the ore from the ground, large mine pits were excavated. The pits were then infilled by the excavation debris of the next mine pit following the seam.
- 4.5.9 To extract iron from its ore requires a smelting process. Coal, or another fuel source, was heated until it was red hot and then the raw iron ore was added. As the smelting process evolved the materials were added to small depressions or pits in the ground, which sheltered the heat and quickened the smelting process. What was produced was often full of impurities and included a spongy mass of globules and semi liquid slag - this product was known as a 'bloom' which gave rise to the word 'bloomery' used to describe these furnaces.
- 4.5.10 Around 600 bloomeries are known within the Weald area and around 60% can be dated to the Roman period. Before the Romans invaded Britain there was already a well-established ironworking industry within the Wealden area. The iron industry came to Britain in around 400 to 250 BC from north west Gaul, according to Cleere (1981). The Iron Age industries would have originally been small and catered to a local population. During the later Iron Age period, numerous ironworking sites developed in the Weald. The local population during this time period favoured using small clay bloomery furnaces. An Iron Age ironworking site is recorded at Goff's Park c. 1.2km south-east of the Site.
- 4.5.11 Following the Roman invasion, the demand for iron is likely to have increased, to supply the army and navy. Roman ironworking sites have been identified outside the 500m study area.
- 4.5.12 A substantial Roman-period ironworking site is recorded at Broadfield c. 2.2km south-east of Site. It was excavated by Crawley and Mid Sussex Archaeological Group prior to 1975. The excavation area contained twenty-seven clay shaft furnaces, which were located close to a ditch which was connected to a water reservoir. This could suggest that the iron workers were utilising the water to power bellows. There is evidence for structures such as a small rectangular wooden building measuring eight foot by six foot, which is believed to have been a blacksmith workshop. The structure was open on three sides with a beaten clay floor which was exposed to high temperatures. Close to this structure was an ore roasting or forging furnace. This type of furnace helped to remove impurities in the ore, such as clay, before it was placed into the bloomery or shaft furnace. The site was active in the late 1st until the 3rd century AD.

¹⁴ Cleere H. and Crossley D. 1995. The Iron Industry of the Weald

Within the Site

- 4.5.13 The 2019 geophysical survey recorded anomalies suggestive of an enclosure of possible Iron Age or Roman origin in Ifield Meadows in the south-eastern part of the Site (**E2**) and associated linear and pit-like anomalies (**AAA1**). This group of archaeological remains is likely to contain evidence of prehistoric to Roman settlement and potentially also iron-working activity, and are considered to be of **medium** heritage significance. However, trial trench evaluation would be required in order to accurately determine their heritage significance.



Plate 5: Possible enclosures in the south-eastern part of the Site detected by 2019 geophysical survey (E1 on left, E2 on right)

- 4.5.14 The 2019 geophysical survey also recorded anomalies potentially suggestive of a second and more putative enclosure (**E1**) c. 300m to the west of **E2**. These potential archaeological remains could contain evidence of prehistoric to Roman settlement and are considered to be of **low** heritage significance. However, trial trench evaluation would be required in order to accurately determine their heritage significance.

Early Medieval (AD 410 – AD 1066) and Medieval (AD 1066 – AD 1539)

- 4.5.15 There is evidence of Middle Saxon bloomery furnaces within the Weald, particularly in Millbrook (c. 21km to the south-east of Site). They differed from the Iron Age and Roman bloomeries in that they utilised a method of pooling the bloom within the furnace. This new non-slag-tapping furnace was a common type in northern Germany. However, there is archaeological evidence to suggest that both types of furnace, slag-tapping and non-slag-tapping, were used in the Weald during the

early medieval period.¹⁵ During the medieval period slag-tapping domed bloomeries became the dominant type of furnace in use.

Within the 500m Study Area

4.5.16 Ifield village was in existence since the early medieval period, as a small settlement is recorded in the Domesday Book of 1086AD.

4.5.17 The Domesday Book records that the manor of Ifield, or Ifelt, was held by William fitzRanulph. It contained 1 hide, 5 villagers and 4 borders with 1 plough, 6 acres of meadow, and woodland for 6 pigs. Ifield is thought to have been a heavily wooded parish during the medieval period, and the settlement is likely to have been dispersed rather than nucleated. Medieval documentary sources refer to assarting (clearing of woodland) taking place at Ifield.¹⁶ Ifield Wood immediately to the north-west of the Site, which still contains areas of common woodland, is likely to represent a surviving area of medieval woodland. Ifield also formed the centre of a medieval corn-growing area, particularly the lands alongside the River Mole.

4.5.18 A 10th or 11th century church may have been present at the site of the current Grade I Listed Parish Church of St. Margaret (**LB14**).

4.5.19 The Scheduled Moated site at Ifield Court (**SM1**, **high** heritage significance) is located immediately outside the Site boundary in the northern area of the Site. This was the site of the medieval manor house of the Manor of Ifield. The medieval manor house was destroyed by fire in the 1806. Although the moated site is densely vegetated, LiDAR data demonstrates that the moated survives well and still contains water.

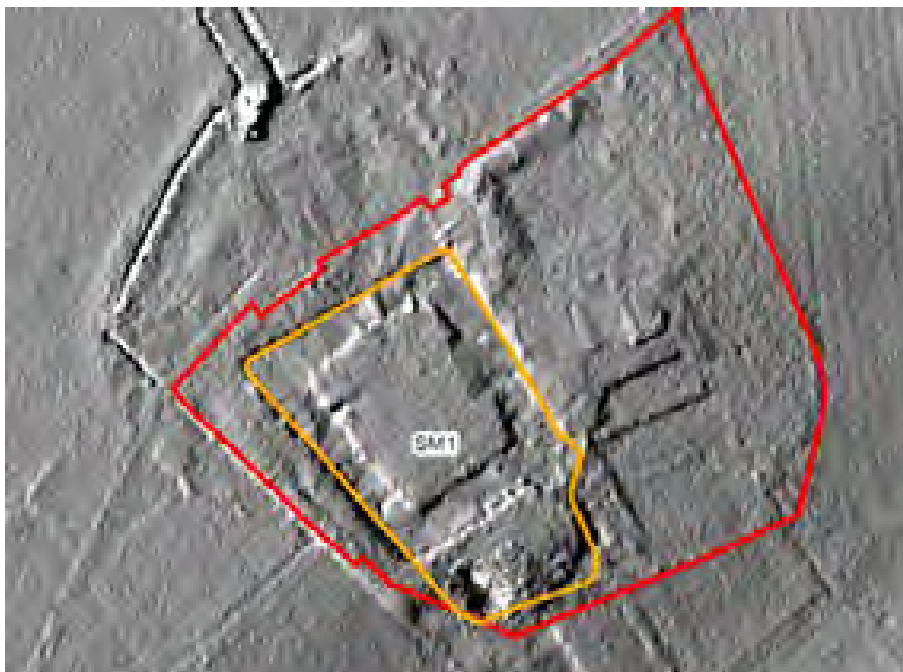


Plate 6: LiDAR data showing **SM1** (orange)

¹⁵ Cleere H. and Crossley D. 1995. The Iron Industry of the Weald.

¹⁶ P. Gwynne, 1990. A History of Crawley, 46

- 4.5.20 Marls or marl pits are known within the Weald area, but they were not as prevalent. They differ from mine pits as they are wider and were often left to infill naturally or with water so much so that they often resemble ponds. Marls were common between the 13th and 19th century. They can usually be found in corners of fields or within wooded areas. Marl pits were generally used to extract clay, but in the medieval and post-medieval period in the Weald they were also used for iron ore extraction.
- 4.5.21 Ifield forge (**33**) was established in the medieval period and worked into the early post-medieval period. It was located c. 290m south-east of the Site. It is documented as being worked in 1574 but is likely to have been established prior to this date. Some elements of the forge remains such as a mitre-shaped block of stone, believed to have formed the bellows counterpoise. Some of the forge cinder by-product can be seen in the mill stream which once powered the bellows. This asset is of archaeological interest and **medium** heritage significance. An ANA has been demarcated around the area of forge due its archaeological potential.
- 4.5.22 A possible medieval or post-medieval bloomery site is recorded to the north of Stumbleholme Farm, 325m to the south-west of the Site boundary (**23**). The evidence for the bloomery comes in the form of cinders (partially or mostly burned pieces of coal or wood), slag, 13th to 17th-century pottery, a mace head and three iron-stained flints found within the bed and banks of the River. Other evidence for the bloomery came from the field names such as Little Cinderplat, Great Cinderplat and Cinderplat Mead. One of the fields close to the farm was found to contain a large quantity of cinders and iron slag. This asset is considered to be of **medium** heritage significance.
- 4.5.23 There are two medieval buildings within the 500m study area. The oldest is the 13th century Grade I Listed St Margaret's Church (**LB14**) c. 20m east of the Site, which replaced a previous timber 10th or 11th-century structure. During this period the church was associated with Rusper Priory. An ANA has been demarcated around the church, encompassing the churchyard, due its archaeological potential. The Grade II* Listed Friends Meeting House (**LB20**) is located c. 330m east of the Site. It was originally constructed c. 1475 as a three-bay timber-framed hall house.
- 4.5.24 Several of the historic farmsteads in the study area have medieval origins. Turks Croft (**29**) dates from the 15th century and Hyde Farm (**30**) formerly contained a medieval farmhouse. Bonwycks Place c. 135m west of the Site (**67**) also originated in the medieval period, and Stumbleholme Farm (**27**) is mentioned in medieval documentary sources. Newstead Lodge (**12**) c. 20m east of the Site may also have been a medieval farmstead.
- 4.5.25 There is no evidence for a medieval park within the Site. Saxton's 1579 map (not illustrated) and Speed's 1610 map of Sussex (Plate 7) depict parks which are likely to have been in existence since the medieval period. Ifield and Ifield Court are approximately depicted on the 1579 and 1610 maps, as is Bonwycks Place. Two parks are depicted to the south of Ifield and Bewbush and Shelley (also mentioned within medieval documentary sources¹⁷). The maps are stylised, and it is not possible to tell from them whether the Bewbush Park may have extended into the

¹⁷ Cantor, L. 1983. The Medieval Parks of England: A Gazetteer.

southern part of the Site – there is currently no physical evidence to suggest that this is the case.



Plate 7: Speed's 1610 map of Sussex

Within the Site

- 4.5.26 The site of a putative bloomery (**78**) of possible medieval date was discovered within the eastern part of the Site. According to the HER record it was identified on a raised stream bed, and the visible remains were “30 inches wide and 4 foot below current ground level”. and was approximately thirty inches wide and located four metres below the current ground level. It is possible that this bloomery was constructed into the side of the contemporary watercourse bank. Bloomeries were known to be built into riverbanks, as this increased their stability and improved heat retention (Historical Metallurgy Society 2013). The water could also have been utilised as a power source. The location of the HER record is situated c. 75m to the south-west of anomalies suggestive of iron-working activity recorded during the 2019 geophysical survey. It is considered to be likely that the HER record is slightly mis-plotted, and that the possible bloomery is in fact located where the geophysical anomalies were detected. This asset is of archaeological interest. It is considered to be of **medium** value due to the potential information it could yield regarding historic ironworking within the wider Weald region.
- 4.5.27 To the north of the church was Ifield Court (**SM1**). This is potentially one of the earliest extant assets within the Ifield area. It was recorded in 1086 as having been held by Alwi, who also owned a manor house in Hullavington, Wiltshire. Little information exists during the Early Medieval period on the asset or Ifield with the exception of the scheduled monument's ownership which suggests that the property was held by the landed gentry. The occupiers of Ifield Court (**SM1**) probably owned most of the land within Ifield and its close surrounding area. They would have

rented the land out to tenant farmers and probably owned most of the village properties as well.

- 4.5.28 LiDAR data records a number of linear ditches extending from **SM1** into the Site and towards a former alignment of the River Mole (Plate 8, Plate 9). These features may represent drainage ditches associated with the medieval moated site, and could be of medieval or post-medieval origin. They are considered to be of **low** heritage significance, although trial trench evaluation will be required in order to accurately determine their heritage significance.



Plate 8: Linear ditches connecting SM1 to former alignment of the River Mole



Plate 9: Ditch in Site connecting SM1 to former alignment of the River Mole, looking west to SM1

Post-Medieval (AD 1539 – AD 1900) and Modern (AD 1900 – Present)

- 4.5.29 In approximately AD 1500, new iron-working techniques were introduced to Britain. The new technique included a dome or funnel being added to a furnace, usually made out of local materials such as clay or stone. This design feature acted like an oven and chimney. At the base of the furnace was a pipe or pipes, called ‘*tuyeres*’

which allowed air to enter the furnace either by bellows or draft, which enabled higher temperature to be reached. Another hole may have been present to remove the end product, which was known as a slag-tap, or alternatively the whole structure may have been destroyed to retrieve the smelted iron. The smelting process never reached the required temperature to produce pure iron. The 'bloom' which was initially produced by the furnace was then reheated and hammered to extract all the impurities and slag, resulting in the creation of wrought iron.

- 4.5.30 From the later medieval period and into the post-medieval period, ironworking became increasingly industrialised, utilising watermills to operate the furnace bellows. This increase in power allowed for bigger furnaces to be built and the ability to sustain the temperatures required for longer with little human effort. This also led to the introduction, from northern France, of the blast furnace. This type of furnace was much larger and more permanent and could produce much more iron. The power supply also needed to be more enduring. This resulted in many of the streams previously used to power the bellows being enlarged to create ponds. This ensured constant supply of water which could be released from the pond to power the millwheel in a controlled manner. This led to the creation of forges which also used water to power the hammers. The Wealden forges were typically structures made out of local stone, brick and timber with tiled roofs. The chimneys used to remove the smoke from the forges were constructed out of brick.
- 4.5.31 This increase in production led to a larger work force being needed to man the furnaces and forges, to extract ore and to cut wood, which would have been sourced from the surrounding environment. By the mid-16th century there were around 60 working furnace and forges in the Weald, this had nearly doubled towards the end of the century.
- 4.5.32 These furnaces and forges made 'sows' of iron or long lengths of metal, but from the 1540's onwards a small number began to make cast-iron cannons. This turned into a profitable enterprise and grew in popularity. The productivity and natural resources of the Weald could not last and by the early 1800's the iron making industry had moved northwards. With the loss of the industry the iron making structures fell into disrepair, were plundered for their building materials or were converted for other uses. The woodland grew back, and the mines or bell pits were left to collapse.

Within the 500m Study Area

- 4.5.33 By 1795 Ifield had increased in size, with new buildings grouped around the church and green which increased in size the 18th and 19th centuries. New structures such as a school and mill were erected and many new farms had been created, which could sustain some outfarms (buildings or complexes which were ancillary to the main farmstead and did not contain the principal farmhouse). Of the buildings surrounding the Parish Church of St Margaret in Ifield Village, the oldest is the Grade II Listed Old Plough Cottage c. 25m east of the Site (**LB15, medium** heritage significance), which dates to c.1600. The Grade II Listed Newstead Lodge located immediately to the east of the Site (**LB30, medium** heritage significance) also dates to c.1600. It was built as a timber-framed farmhouse, although it has been greatly altered. The Grade II Listed Brook Cottage (**LB33**) located immediately to the south of the Site is a timber-framed cottage of c. 1600 with brick infill.

- 4.5.34 Ifield forge (**33**, **medium** heritage significance) c. 290m south-east of the Site continued to be worked into the early post-medieval period, until it was destroyed in 1683. It was succeeded by the Grade II Listed Ifield Mill (**32**, **LB18**; **medium** heritage significance), a watermill which was in use until 1925. Ifield Forge is well-recorded in documentary sources. It was leased by Thomas Illman in c.1567, who in 1568 mortgaged it to Roger Gratwicke the Elder. Gratwicke's son later claimed the mill (furnaces were often recorded as mills during this time period) in 1572-3. The mill subsequently came into the ownership of Sir Thomas Shirley who leased it to the prosperous Middleton family.
- 4.5.35 Ifield Parish Workhouse (**9**, **LB16**) is located c. 65m to the east of the Site boundary on Tweed Lane. This asset is of architectural and historic interest, and of **medium** heritage significance.
- 4.5.36 The site of a former windmill and steam mill (**14**) are recorded c. 115m to the east of the Site. It was known as Ifield Mill (flour) on the Ifield Green. The Mill housed a mechanical beam engine in an adjoining structure, which is now housed within the Science Museum in London. The potential below-ground remains of these structures are of **low** heritage significance.
- 4.5.37 Hyde Hill is recorded as the site of Minepits (**34**). The large depression in Ifield Golf Course within the Site may have been associated with this extraction activity. This type of extraction was common in the Weald until the 17th century. An area known as The Grove, a block of woodland immediately to the west of the Site (**19**), is also recorded as the site of historic mine pits. Ifield Wood Mine (**2**) is recorded c. 455m to the north-west of the Site. These assets are of **low** heritage significance.
- 4.5.38 Langley Farm historic farmstead is recorded c. 230m east of the Site (**5**, **low** heritage significance). This is discussed further in the Historic Farmstead Survey, below.
- 4.5.39 The current structures at Stumbleholm Farm c. 285m south-west of the Site (**27**) date to the 17th century at the earliest, although the farmstead itself has medieval origins. The farmstead which contains five Grade II Listed Buildings (**medium** heritage significance; **LB17**, **LB25**, **LB26**, **LB27**, **LB28**) is discussed in more detail in the Historic Farmstead Survey section, below.
- 4.5.40 Approximately 375m to the south-west of the Site is a field boundary (**59**) recorded on the 1870 OS map of the area as a trackway from Stumbleholm Farm (**27**) to the outlying fields. To the south-west of Stumbleholm Farm c. 380m to the south-west of Site, is a north to south-aligned field boundary (**60**). To the north of Stumbleholm Farm, c. 370m south-west of the Site, is another field boundary (**58**). A drain or ditch (**51**) and a separate linear field boundary (**38**) are recorded immediately to the west of the Site. These features are considered to be of **negligible** heritage significance.
- 4.5.41 An icehouse (**11**) is reported to have been located on land owned by Ifield Court, the location of which is recorded immediately outside the western Site boundary. No above-ground remains appear to be present. Ice houses are associated with high status and wealthy estates and were often found a short distance away from the main house. Below-ground remains of this asset would be of **low** heritage significance.

- 4.5.42 Heath Cottage c. 100m south of the Site (**70**) is a 19th-century farmstead of **low** heritage significance.
- 4.5.43 Ifield Park c. 200m south-east of the Site (**31**) was established in the 19th-century and is of **low** heritage significance.
- 4.5.44 Immediately outside the south-eastern boundary of the Site near Ifield Golf Club and The Hyde is a 19th-century lodge (**A1**; Plate 10), now a private residence. It is of **low** heritage significance due to its architectural and historic interest. The lodge was associated with the former farmstead and country house named Whitehall, which was located to the south-east of the Site (**36**).



Plate 10: Former lodge A1, looking south from Rusper Road

- 4.5.45 Immediately outside the north-western Site boundary is The Druids (**A12**; Plate 11), a late 19th-century house with modern additions. The Druids is a two-storey brick building with a clay tiled roof and half-moon tile-hung elevations. The southern wing is likely to date to the 19th century; the northern wing dates to the 20th century and is unlikely to possess heritage interests. The building is recorded as 'The Druids' since the 1910 OS map (not illustrated). The building has been sited to take advantage of a view over the sloping ground of the Site to Ifield Village. The building is considered to be a non-designated heritage asset of **low** significance due to its architectural and historic interest.



Plate 11: South-west and north-east elevations of The Druids (A12), looking west from PRow in Site

4.5.46 Immediately outside the Site boundary to the west of Lower Barn are the Pound Cottages (**A7**). These buildings were constructed between 1920 and 1948, possibly for Ifield Estate workers, and are considered to be of **negligible** heritage significance.



Plate 12: Pound Cottages (A7), looking north

4.5.47 Immediately outside the southern Site boundary on Rusper Road is Emmanuel Cottage, recorded as Hyde Cottage in the 19th century (**A6**). This building is a non-designated heritage asset of **low** heritage significance due to its architectural and historic interest.



Plate 13: Hyde Cottage (A6), looking east

Within the Site

4.5.48 A number of blocks of ridge and furrow earthworks (**61**, **63**, **65** and **69**) are recorded within the Site by the HER. The majority of the blocks (**61**, **63** and **65**) are located around Ifield Court Farm (**3**) in the northern part of the Site. The remaining block (**69**) is located within the central part of Site and was previously identified on a geophysical survey (EWS1319).



Plate 14: LiDAR data showing traces of ridge and furrow earthworks around Ifield Court Farm

4.5.49 The ridge and furrow earthworks around Ifield Court (**SM1**) and Ifield Court Farm (**88**) are aligned in several different directions, appearing to run in the direction of

the prevailing slope in each area. The trace ridge and furrow earthworks in the centre of the Site (within an arable field) are aligned north-east to south-west. Although traces of the former ridge and furrow earthworks are visible on LiDAR data (Figure 8), they are mostly not readily visible on the ground. The narrow and straight morphology of the ridge and furrow suggests a post-medieval origin, as they do not possess the 'reverse S-shape' characteristic of medieval ploughing practices. The trace above-ground remnants of and below-ground remains of former ridge and furrow earthwork are considered to be of **negligible** heritage significance.

- 4.5.50 Traces of even narrower and straighter ridge and furrow-type earthworks are visible in the central parts of the Site on LiDAR data. These are likely to represent 19th-century cord-rig steam ploughing, and are not considered to be heritage assets. It should be noted that these earthworks are located adjacent to watercourses, and may have served as drainage features rather than strictly agricultural earthworks. These earthworks are considered to be of **negligible** heritage significance.

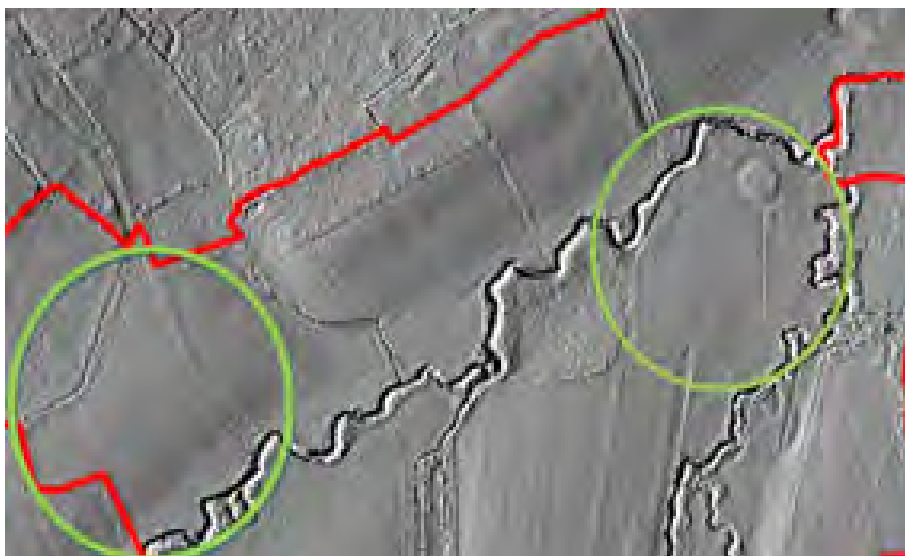


Plate 15: Possible cord-rig earthworks in the central area of Site (outlined in green)

- 4.5.51 A number of field boundaries and drainage features are recorded within the Site by the HER (41, 43, 44, 49, 50, 65). These are likely to be of post-medieval origin, and are considered to be of **negligible** heritage significance. Further former field boundaries and drainage feature are visible in the northern part of Site around Ifield Court Farm (Plate 14, Figure 8). The vast majority of these features are former field boundaries recorded on 19th-century OS mapping, which were removed in the late 19th century. These features are also considered to be of **negligible** heritage significance.

The Manor and Estate of Ifield and Ifield Court Farm

- 4.5.52 The medieval Ifield Manor House burnt down in 1806 and was replaced by a building (Ifield Court) to the east of the moat, also immediately outside the Site boundary (A11).¹⁸ Ifield Manor changed hands at least four times in the 19th and 20th century, so that over this period the 'manor house' was located in various

¹⁸ Ifield Village Association and Crawley Museum Society, 1991. Ifield Village Walk No. 2 Further Afield, 5

different areas. The Lord of the Manor from 1915 to 1943 was Sir John Drughorn Bartholomew, who resided at Ifield Hall (built 1878) c. 200m to the north of the Site (now a garden centre). When Drughorn died in 1943, the Ifield Estate was sold. The estate is recorded in detail in the 1943 Ifield Estate Sales Particulars (Figure 7). This map shows the medieval moated site (**SM1**) and Ifield Court being sold in a separate lot from Ifield Court Farm, suggesting that they were under separate tenancies at the time.



Plate 16: Ifield Court, looking north-west from Site boundary



Plate 17: Zoom detail of Plate 16

4.5.53 Ifield Court (**A11**; Plate 16, Plate 17) diverged into separate ownership from Ifield Court Farm in the 20th century, and was used as a private residence until it was converted to hotel use, in which it remains today. Although heavily converted and with the addition of substantial modern hotel wings, two distinct 19th-century phases are still legible. What appears to be the later phase (visible on right of Plate 17) features the half-moon tile-hung front characteristic of the Ifield Estate on the upper storey, with a brick lower storey. The possible earlier phase (on left) is brick-built, with yellow brick window dressings and a modern two-storey porch. The building is roofed with modern clay tiles. This building is therefore considered to be a non-

designated heritage asset due to its historic and architectural interest. It is of **low** heritage significance.



Plate 18: Ifield Court Lodge (A13) looking north

4.5.54 Ifield Court Lodge immediately to the north of the Site (**A13**, Plate 18) was built after 1846 when the entrance to the farm from Charlwood Road was established,¹⁹ although later modifications are likely to have been made to the building. It is a two-storey tile-hung building with decorative barge boards, brick chimney stacks and a clay tiled roof. The principal (eastern) elevation features half-moon hung tiles which appears to be a common architectural feature on the former Ifield estate. It is a non-designated heritage asset with architectural and historic interest, and is of **low** heritage significance.

Within the Site – Ifield Court Farm area

4.5.55 Ifield Court Farm (**3**) is discussed further in the Historic Farmstead Survey, below. It was operated in the early 20th century as a model farm by Sir John Bartholmew Drughorn. The associated non-designated structures are located both within and outside the Site boundary. Within the Site are Ifield Court Farmhouse (**A8**) and a range including a dairy, cowsheds, calf pens and barns (**A10**). Immediately outside the Site boundary is a converted barn (**A9**) and The Hovel and attached Moat House, the latter of which is also converted barn (**A14**). These buildings are all non-designated heritage assets of **low** heritage significance.

¹⁹ Ifield Village Association and Crawley Museum Society, 1991. Ifield Village Walk No. 2 Further Afield, 5



Plate 19: Ifield Court Lodge (A13) looking west

- 4.5.56 'Ifield Medieval Park' (26) is recorded as a data point by the HER c. 35m to the south-east of the Site. The HER record in fact refers to the late 19th-century parkland established in the northern part of the Site adjacent to Ifield Court Farm (Figure 2). A 19th-century documentary source²⁰ states that an estate of 400 or 500 acres was purchased by a 'Chester, Esq.' which extended into Ifield and Charlwood parishes. Chester built a mansion (likely to be Ifield Court, **A11**) and created a park landscape by grubbing out hedgerows, particularly around the house. While the 19th-century source speculated that a medieval park may have been located here, there is no evidence to support this assertion. The existing parkland was established between 1874 and 1885, replacing the earlier field system, and the park is represented on the 1897 and 1899 OS maps (Figure 5). The original parkland was relatively simple, featuring a number of footpaths, loose rows and clumps of trees, and three semi-circular copses along the route of the River Mole (presumably planted to enhance views from Ifield Court). The majority of the trees recorded on the 1897 OS map have been removed, although two shortened rows and several isolated mature trees still survive. A number of the parkland paths have also been removed, with only the modern PRowS remaining. The parkland has also been encroached upon by the Gatwick Airport carpark on the eastern side of Ifield Court Farm, and modern fences and vegetation which has separated the parkland from the Scheduled moated site (**SM1**). A 19th-century boat house recorded in the grounds of Ifield Court is also no longer present, and the semi-circular copses at the southern park boundaries have degraded or been cut back. Due to its aesthetic value and historic interest, the parkland is considered to be a non-designated heritage asset of **low** heritage significance.
- 4.5.57 At the south-western side of Ifield Court Farm, within the Site boundary, is a pair of semi-detached cottages (named Ardrossan and Stewartson), constructed between 1948 and 1963 (Plate 20: Ardrossan and Stewartson Cottages, looking north-east, Plate 21: Ardrossan and Stewartson Cottages, looking south-east). The buildings, which may have been constructed as farm worker or estate cottages in the mid-20th century, are not considered to be of sufficient architectural or historic interest to comprise heritage assets.

²⁰ Ellis, W.S. 1885. Parks and Forests of Sussex. 135



Plate 20: Ardrossan and Stewartson Cottages, looking north-east



Plate 21: Ardrossan and Stewartson Cottages, looking south-east

Within the Site – Ifield Golf Club area

- 4.5.58 The historic farmstead of The Hyde (**30**) is discussed in the Medieval section, above, and the Historic Farmstead Survey, below. Hyde Farmhouse (**A2**) located within the Site is a non-designated heritage asset of **low** significance. It is also discussed in more detailed in the Historic Farmstead Survey section below.
- 4.5.59 Ifield Golf Club was created by the Lord of Ifield, Sir John Drughorn Bartholomew, in 1927. The agricultural buildings associated with The Hyde were demolished and replaced by Golf Club buildings, including the Clubhouse, Dormy House and other buildings (see Figure 6, 1932 OS map). The Clubhouse building was replaced later in the 20th century and is not a heritage asset. However, the Dormy House and the attached building to the north (**A4**) are recorded on the 1932 OS map (not illustrated), and are likely to have been built in 1927 (Plate 22 - Plate 25). The northern part of the structure is a two-storey brick building with decorative courses of redbrick, concrete door and window surrounds, a tile hung gable above a denticulated brick course, and an ornate brick chimney stack. On the northern side is a single-storey extension brick extension, which on the northern elevation has a

bay of eight windows separated by moulded timber surrounds. The southern part of the complex, the Dormy House proper, is a three-storey brick building, also with decorative courses of redbrick and concrete door and window lintels. The first and second floors are tile hung. A window on the northern elevation with a curving brick arch may represent an earlier phase of the structure. The Dormy House complex (**A4**) is considered to be a non-designated heritage asset of **low** heritage significance, due to its architectural and historic interest. It should be noted that part of this complex appears to have been converted to private residential use.



Plate 22: Dormy House complex, looking south



Plate 23: Club offices at northern part of Dormy House complex (A4), looking south



Plate 24: Club offices at northern part of Dormy House complex (A4), looking south-east



Plate 25: Dormy House (A4), looking south-east

4.5.60 To the south of the Dormy House is a sports hall, which from analysis of historic mapping appears to have been constructed between 1948 and 1974 (**A3** Plate 26). A small extension on the western side of the building bears a datestone of 1957, suggesting that the main element of the structure was built between 1948 and 1957 (Plate 28, Plate 29). The main element of the building comprises a long east-west

aligned hall, constructed of dark brown brick with decorative courses of redbrick, and with two skylights. It features moulded concrete window lintels, and a porch with a moulded concrete Art Deco style porch hood (Plate 27). The interior was not inspected. The western extension is not considered to be of heritage interest, however, adjoining the extension on the southern side is a dilapidated single-story brick structure with a clay tiled roof (Plate 30), which could represent a surviving 19th-century ancillary structure associated with the former Hyde Farm. The overall building is considered to be a non-designated heritage asset of **low** heritage significance due to its architectural and historic interest.



Plate 26: Building A3, looking south



Plate 27: Detail of building A3, looking south-east



Plate 28: Later extension to A3, looking east



Plate 29: Datestone on extension of A3, looking east



Plate 30: Possible 19th-century structure attached to A3, looking east (The Hyde former farmhouse visible in right background)

4.5.61 To the north-east of the Golf Club is a stone memorial pillar (**A5**, Plate 31, Plate 32) bearing the initials 'J. F. D'. A plaque on the pillar reads:

"Sir John Frederick Drughorn (1862 – 1943). Lived at Ifield Hall and sold this land at a discounted price for the development of the golf course. This obelisk was erected in his memory by his family and moved to this site in March 2009."

4.5.62 The memorial pillar is of **negligible** heritage significance as a result of its historic interest. However, as the pillar has been recently re-located, further re-location to facilitate development of the area would not harm its heritage significance.



Plate 31: Memorial pillar A5, looking south



Plate 32: Memorial pillar A5, looking south

4.6 Historic Farmstead Survey

- 4.6.1 The locations of historic farmsteads were identified using methodology similar to that set out within the Historic Farmsteads and Landscape Character in West Sussex (HFLCWS).²¹ The HFLCWS aimed to provide a consistent understanding of farmstead character and survival at a landscape scale of the High Weald Area of Outstanding Natural Beauty (AONB) and areas of East Sussex and West Sussex outside the AONB, in order to inform policy and interpretation; and to produce a point dataset representing all farmsteads within the AONB shown on the Ordnance Survey (OS) 2nd Edition 25" mapping of c. 1895 (1897 for the Ifield area).
- 4.6.2 The Site is not located within the AONB, and the locations of the historic farmsteads within the study area had therefore not been previously mapped by the HFLCWS. The 1897 25-inch OS map was therefore utilised during the current assessment to identify and assess historic farmsteads within and adjacent to the Site. Due to the size of the Site, the 1897 25-inch OS map is not illustrated within this report, however, the 1899 6-inch OS map is depicted on Figure 5.
- 4.6.3 This Historic Farmstead Survey has principally focussed on historic farmsteads located within and immediately adjacent to the Site. Additionally, Stumbleholm Farm and Bonwycks Place have been included in the assessment. Although they are not located adjacent to the Site, they contain Grade II Listed buildings which are potentially sensitive to development within the Site.
- 4.6.4 The historic farmstead assessment below has been sub-divided into two sections, extant and non-extant.

Extant Historic Farmsteads

Ifield Court Farm (3)

- 4.6.5 Ifield Court Farm (3), partially located within the northern part of Site, is a 19th century four-sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It has suffered significant loss since the 1897 OS map (more than 50% alteration), changing from a dispersed L-plan to a regular plan 'E-shaped' courtyard plan.
- 4.6.6 The farm is accessed by several track ways, the main route is via a trackway leading north east to the Charlwood Road. The farmstead contains the detached farmhouse (**A8**, Plate 33), the main range of buildings (**A10**, Plate 36 - Plate 39) on the northern side of the trackway, and a barn on the southern side of the trackway located outside the Site boundary (**A9**, Plate 34). Another building known as 'The Hovel' is located on the southern side of the trackway, outside the Site boundary. A building survey (**EWS1169**) was conducted on the 'Hovel' (Plate 35) which interpreted it as a late 18th-century four-bay cattle shed, attached to a former barn converted for residential use.
- 4.6.7 The farmstead is located immediately to the north of the Scheduled Medieval moated site at Ifield Court, and is historically associated with it as a successor to the medieval agricultural estate. In the 19th century the medieval manor house within the moated site burnt down and was replaced by a new country house to the

²¹ Edwards, B. (Forum Heritage Services), 2006. Historic Farmsteads and Landscape Character in West Sussex

east of the moated site (**A11**). The new house and Ifield Court Farm appear to have been split under separate ownership in the 19th or early 20th century and were not functionally associated. The farmstead now appears to be in divided ownership, with buildings on the southern side of the trackway converted to residential or other non-agricultural uses. The farm buildings possess architectural and historic interest, and also derive illustrative historical value as a post-medieval successor to a medieval estate from the adjacent Scheduled Medieval Moated site at Ifield Court. The farm buildings are considered to be of **low** value.



Plate 33: Ifield Court Farmhouse, looking north-west



Plate 34: Barn at Ifield Court Farm outside Site boundary on southern side of trackway, looking north-east



Plate 35: Ifield Court Farm, northern edge of the Hovel visible on right, looking north-east



Plate 36: Ifield Court Farm, western side of E-plan courtyard, looking north-west



Plate 37: Ifield Court Farm, central element of E-plan courtyard, looking west



Plate 38: Ifield Court Farm, external eastern side of E-plan courtyard, looking south-west



Plate 39: Ifield Court Farm, south-western corner of E-plan courtyard, looking north-east along trackway

Hyde Farm (30)

4.6.8 Hyde Farm (30), located within the south-eastern part of Site, was a loose-plan farmstead in 1897. Only the farmhouse survives today (The Hyde, A2), and is in private residential use. The farmstead was set back on from Rusper Road and accessed by a short trackway to the east. Three ponds were located to the east of

the farmstead in 1897 – the largest of these survives within the grounds of the former farmhouse.

- 4.6.9 The farm buildings were demolished and replaced by gold club buildings in the early 20th century. Although the farmhouse appears to be of post-medieval/19th-century origin, the farmstead itself is recorded in documentary sources as having medieval origins. This area therefore has **low** value due to its archaeological potential.
- 4.6.10 The Hyde is a two-storey irregular plan farmhouse, with multiple additions and extensions. It is constructed of painted and tile-hung brick, with a tiled roof and brick chimney stacks. Two gables on the northern elevation feature half-moon hung tiles, a feature which appears to be characteristic of improvements to former Ifield Estate buildings in the 19th century. The Hyde (**A2**) is considered to be of **low** value for its architectural and historic interest. However, all of the exterior elevations were not accessible during the site visit, and the interior of the building has not been assessed, and the potential for surviving medieval fabric cannot be ruled out. Historic Building Recording is recommended for this building in order to fully assess its significance. This should be carried out if any proposals are made to alter or demolish this building.



Plate 40: Northern elevation of The Hyde, looking south from PRow



Plate 41: Eastern elevation of The Hyde, looking west from PRow



Plate 42: Western elevation of The Hyde, looking east from Ifield Golf Course

Church Farm (18)

- 4.6.11 Church Farm is partially located within the Site. The 1897 OS map (not illustrated) records a dispersed farmstead, with the farmhouse and barns separated by an orchard and pond. The farmstead has suffered partial loss and is no longer in agricultural use. Rectory Farmhouse (**LLB9**) is a locally listed 19th century building, and is located immediately to the east of the Site boundary. The agricultural buildings survive as Ifield Barn Theatre, also locally listed (**LLB10**), and is located within the Site boundary. The entire area of the former farmstead is located within Ifield Village Conservation Area.
- 4.6.12 The farmhouse was set within a plot of land with a garden and orchard, to the west of the Grade I Listed Parish Church of St. Margaret (**LB14**). The orchard is no longer present, and the former farmhouse is now in private residential use. The 1897 OS map records a pond to the south-west of Ifield Barn Theatre, which is still present and is located within the Site boundary.



Plate 43: Ifield Barn Theatre, looking north-west from Ifield Street



Plate 44: Rectory Farmhouse, looking south-west from Ifield Street

- 4.6.13 While the former farmhouse is called ‘Rectory Farmhouse’, this farmstead does not appear to have been associated with the Rectory, which is located c. 200m to the north-east and possesses its own adjacent farmstead. Rectory Farmhouse is labelled as ‘Church Farm’ on historic OS mapping until the mid-20th century, when the current name was adopted.
- 4.6.14 Rectory Farmhouse and Ifield Barn Theatre are of architectural and historic interest, and are considered to be of **low** value.

Lower Barn (21)



Plate 45: Modern barns at Lower Barn, looking south

- 4.6.15 Lower Barn (**90**), located in the south-western part of the Site, was recorded on the 1897 OS map as a double-sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse was detached and set away from the yard. It was in an isolated location and has suffered total change. None of the current buildings are considered to be heritage assets. Although the farmhouse was not readily visible due to vegetation screening, historic map analysis demonstrates that it was constructed in the mid-20th century, replacing a pair of cottages which presumably including the main farmhouse. However, this area of the former farmstead is considered to be of archaeological potential with **low** value, due

to the potential for post-medieval archaeological remains associated with the historic farm.

Newstead Lodge (12)

- 4.6.16 Newstead Lodge (**12**), located c. 20m east of the Site boundary, is recorded as a medieval farmstead by the HFLCWS. It is depicted in 1897 as a single-sided loose courtyard farmstead with a detached farmhouse set away from the yard. It was and still is located within an isolated position, only the farmhouse survives as the Grade II Listed Newstead Lodge (**LB30**). This building was built c. 1600 and is of **medium** heritage significance, and is located within Ifield Village Conservation Area. The site of the farmstead is also of **low** significance due to the archaeological interest of the below-ground remains of the medieval farmstead which are likely to survive here.

Bonwycks Place (67)

- 4.6.17 Bonwycks Place (**67**), also historically spelled as 'Bonwychs Place', is located c. 145m west of the Site. The farmstead is of medieval origin, although currently it comprises a 19th-century three-sided loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard, to the south.
- 4.6.18 The 1897 OS map shows that the farm contained a large L shaped range with at least two courtyards to the south of Ifield Wood road. To the east were two detached ancillary buildings, now replaced by a dwelling. To the south are several large ponds which could represent medieval fishponds, some of which may be extant. The ponds separated the farm courtyard from the house, which were linked by a long causeway between the ponds. Two orchards are recorded on the eastern side of the farmstead, which are no longer present.
- 4.6.19 To the south of the main farm complex is the farmhouse, the Grade II Listed Bonwycke Place (**LB24**). The farmhouse was built in the 17th century and is a three-storey redbrick building with later additions and restorations. The original T-shaped wing is set to the south, with a 19th-century wing to the north-west. The Grade II Listed Bonwycke Place is of **medium** heritage significance due to its architectural and historic interest and evidential value.
- 4.6.20 The other buildings within the former farmstead have been converted to residential and commercial uses. The structures, many of which are weatherboarded, may not be the original structures but later rebuilds (Plate 46). However, they are likely to be curtilage listed. The area of the farmstead (**67**) is also of **low** significance due to the archaeological interest of the below-ground remains of the medieval farmstead which are likely to survive here.



Plate 46: Converted farm buildings formerly associated with Bonwycks Farm

Heath Cottage (70)



Plate 47: Western part of Heath Cottage looking south



Plate 48: Eastern part of Heath Cottage, looking south-east

4.6.21 Heath Cottage (70), located c. 100m south of Site, is a 19th-century dispersed cluster farmstead. It was in an isolated location and only the farmhouse survives, within a now urban area of Crawley.

4.6.22 The farmhouse faces north onto Rusper Road and was enclosed within a curving boundary. The associated plot contained a possible garden or yard, with an outbuilding to the south in a separate plot with an access road which led to Ifield Mill to the south-east.

- 4.6.23 The former farmhouse has been divided into two dwellings, which may have been the case since the 19th century. The former farmhouse is considered to be of **low** heritage significance.

Turks Croft (29)

- 4.6.24 Turks Croft, located c. 105m to the south-east of Site, was a 15th-century single sided loose courtyard farmstead with a detached farmstead set side on to the yard. The farmstead has suffered partial loss of buildings. This is the Grade II Listed Turks Croft (**LB13**). It is a two-storey late 15th-century timber-framed three-bay former open hall house, with 16th, 17th and 20-century additions, such as the large 17th-century brick chimney stack. The building has brick infill, with a tile-hung upper floor and a half-hipped clay tile roof. It is of **medium** heritage significance.
- 4.6.25 The farmstead is located, historically and currently, along a curve in Rusper Road directly opposite the former Ifield Park, now residential development. In 1897 ancillary buildings (possibly pig pens) were located between the farmhouse and Rusper Road, which appears to potentially survive as a garage or shed. with further outlying buildings and yards to the north-east and north-west. Other structures appear to have been removed, and the farmstead is now a private garden containing modern structures such as a large garage, sheds and a greenhouse. Residential development is located to the west, south and east, with dense vegetation to the north.
- 4.6.26 This area of the historic farmstead (**29**) is of **low** significance, due to the archaeological interest of medieval archaeological remains which are likely to survive here.

Stumbleholm Farm (27)

- 4.6.27 Stumbleholm Farm, located c. 305m south-west of Site, is described as a 17th-century dispersed multi-yard farmstead in its current iteration, replacing an earlier medieval farmstead. It contains five Grade II Listed Buildings. It is located within an isolated location and has suffered significant loss (more than 50% alteration to the original farm buildings).
- 4.6.28 A site visit (EWS66) was conducted at Stumbleholm Farm to view the former cattle barn (**LB28**) c. 310m to the south-west of the Site in February 2009. Although the barn dates to the 17th century it has undergone several alterations. Breezeblock, timber and metal panelling and gates are now used on the other sides of the building. The internal floors are concrete, and the roof is made up of corrugated asbestos sheeting. Both the floor and roof show evidence of damage. It is not clear from this report how much of the original 17th-century building survives.
- 4.6.29 The farm historically and currently was located to the south of Rusper Road and the River Mole and was accessed by a long north to south track and a north east to west curving footpath from Rusper Road. In 1897 the farmhouse was located in the middle of the farm complex, all of which was separated from the main farming landscape by a series of field boundaries. There was no clear divide between the farmhouse and farm buildings which suggest that they may share a yard. To the south west of the house was a garden and to the west was a large kidney-shaped pond. To the north were two L-shaped building ranges which were barns or storage

buildings. Further north along a trackway was a rectangular structure which could have been a barn or cart shed.

- 4.6.30 To the north-east and east of the farmhouse were two to three square structures each set within a field. These could have been animal shelters in fields used for grazing or paddocks. The easternmost plot of the farmstead appears to contain an orchard.
- 4.6.31 To the west of the farmhouse and pond was a cart shed with a granary above located at the end of the trackway. To the south was another rectangular building, possibly an animal shelter, with a paddock to the south. Further south was a large L-shaped structure set within its own yard; this was possible cattle shed or storage building. The farm has however lost several of its original buildings since 1897, for example the two L-shaped ranges, and a number of large modern barns have been constructed at the northern and southern ends of the farmstead.
- 4.6.32 Stumbleholme Farmhouse is Grade II Listed (**LB17**, Plate 49), as is the 'Garden Gate, Overthrow and Side Railings to West of Stumbleholme Farmhouse' (**LB25**). The farmstead also contains the Grade II Listed Barn to North of Stumbleholme Farmhouse (**LB26**), the Grade II Listed Granary to West of Stumbleholme Farmhouse (**LB27**) and the Grade II Listed Cattle Shed to the South West of Stumbleholme Farmhouse (**LB28**). These buildings are of **medium** heritage significance due to their architectural and historic interest, and evidential value.



Plate 49: Stumbleholm Farmhouse (**LB17**) with vegetation covered gate in foreground (**LB25**)



Plate 50: Cart shed and granary (**LB27**)

Non-Exant Historical Farms

Outfarm (20)

- 4.6.33 The Outfarm (**20**) was located within the central part of Site. It was a 19th-century three-sided L-plan loose courtyard outfarm or field barn. It was in an isolated location and has been demolished. Historically the field barn was located within the north-western corner of a large field and surrounded by a field boundary. The barn was dogleg in plan, with two yards to the west and a smaller barn located to the north. Historically, the outfarm was associated with the farmstead of Lower Barn (**21**), located to the south-west.
- 4.6.34 The site of the Outfarm is considered to be of **negligible** heritage significance, due to the likelihood that below-ground remains of 19th-century agricultural buildings will survive here.

Taylor's Cottage (22)

- 4.6.35 Taylor's Cottage (22) is located immediately outside the Site boundary near the south-western area of the Site. The Site boundaries are located immediately to the west, south and east of it. It was a 19th-century double-sided loose courtyard farmstead with a detached farmhouse set away from the yard. It was in an isolated location and has been demolished.
- 4.6.36 The farm, historically, was located off and set back from Rusper Road. The farmhouse was rectangular in shape and set within a small garden enclosure. To the east was a nearly rectangular field with either an oast house or circular pond. To the south was the farm complex, which was enclosed by a field boundary, and a strip of land to the west and south. The complex comprised of two long ranges of buildings, probably barns or storage sheds, on the eastern and western sides of a square yard.
- 4.6.37 The site of the farmstead is of **low** heritage significance due to the potential for below-ground archaeological remains associated with the post-medieval farm.

4.7 Historic Landscape Character

- 4.7.1 The West Sussex Historic Landscape Characterisation (HLC) Data is depicted on Figure 9.
- 4.7.2 A landscape assessment study has already been conducted by Forum Heritage Services in 2006 (Edwards 2006) within the West Sussex area. It concludes that the Weald was 'a heavily forested area used as common pasture by communities, which began to be converted to permanent occupation from the 10th century. From the later 11th century there appears to have been a growth in the number of new farms created out of the woodland. By the late 13th century the Wealden landscape comprised a scattering of economically viable gentry properties intermingled with a mass of small peasant holdings...During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population (Martin & Martin 1982, Everitt 1986). The result of this gradual clearance of the forest is many small farms with small, irregular, enclosed fields, often with wide field margins and heavily wooded hedges' (Edwards 2006 pp.21).
- 4.7.3 The West Sussex HLC data records the Site as primarily comprising post-medieval to modern field amalgamation. The Ifield Golf Course is recorded as a recreational area, with former extraction activity use. The area of the current golf club is recorded as the site of a large medieval dispersed farmstead (The Hyde).
- 4.7.4 The northern part of the Site adjacent to Ifield Court Farm is largely recorded as informal parkland with some formal parliamentary enclosures.
- 4.7.5 Ifield Wood to the north-west of the Site is recorded as medieval woodland with former extraction use. The woodland immediately to the south of the golf course area of the Site is recorded as plantation with former extraction use.
- 4.7.6 The majority of the landscape of the Site, comprising post-medieval/modern field amalgamation and a golf course, is not considered to possess heritage significance. The medieval farmstead area (The Hyde) does not survive above ground and has no historic landscape interest. The extent of the informal parkland recorded by the HER data has been more accurately mapped on Figure 2, utilising a detailed map regression. The parkland is considered to be a non-designated heritage asset of **low** heritage significance.
- 4.7.7 Two partial fields in the north-eastern part of the Site (north of the Charlwood Road and east of Stafford House) are recorded by the HLC data as medieval irregular enclosed fields. These fields are part of a partially surviving field system which extends further to the north alongside the River Mole. The field system is considered to be of **low** heritage significance.

4.8 Walkover Survey

- 4.8.1 A walkover survey was conducted between the 13th and 16th of August 2018. This was supplemented by an additional site visit on 16th July 2019, following an enlargement of the Site boundary.
- 4.8.2 The first area to be surveyed was the Ifield Golf Course, part of the Golf Club Land Holdings. The topography of the course slopes down to the north from a high natural ridge at c. 85m aOD, to between 65m and 70m aOD (Plate 51).



Plate 51: Sloping ground at Ifield Golf Course, looking south

- 4.8.3 Vegetation marks indicating the possible former presence of ridge and furrow earthworks or drainage features were noted within the golf course (Plate 52, Plate 53). These features are not considered to be heritage assets.



Plate 52: Vegetation marks of former ridge and furrow or drainage features in golf course



Plate 53: Vegetation marks of former ridge and furrow or drainage features in golf course

4.8.4 Several possible former field boundaries were visible as depressed or raised linear features throughout the course as well as many modern linear field drains (Plate 554, Plate 565). Some of these features can be seen on the 1875 OS map of the area. According to historical maps only one field boundary has been retained within the golf course, in the northern area. These features are not considered to be heritage assets.



Plate 54: Remnants of former field boundaries in golf course



Plate 55: Remnants of former field boundaries in golf course

4.8.5 In the southern part of the course, just to the north of the brow of the ridge, was a large depressed and undulating area which may represent a former quarry pit (Plate 56). Ironstone deposits are not recorded in this area. The feature has potentially been adapted for the use of the golf course; i.e. sand traps were present at the base. This feature may be a non-designated heritage asset of **negligible** heritage significance. However, it is not recorded on historic maps and it is possible that it was created as a golf course feature.



Plate 56: Potential quarry pit (123) within Ifield Golf Course

- 4.8.6 The earliest maps of the golf course area show several ponds, one within the grounds of Hyde Farm (**A2**), one to the west and one to the south west of the farm. Only the pond within the grounds of The Hyde remains extant. The pond is not considered to be a heritage asset although it is an element of the setting of The Hyde which contributes to its heritage significance. The Hyde was originally a farmstead of medieval origin, although no medieval features appear to survive.
- 4.8.7 A number of structures of heritage interest were identified at the Golf Club, which are discussed in detail in the **Modern** section, above.
- 4.8.8 Ifield Court Farm Area**
- 4.8.9 The plot of land immediately north of Ifield Court Farm contains a yard and large modern barn (Plate 57, Plate 58).



Plate 57: Field to north of Ifield Court Farm



Plate 58: Yard area and barn located to the north of Ifield Court Farm

4.8.10 Former field boundaries and drainage features were visible on the ground in the fields surrounding Ifield Court Farm as depressed linear features. The PRoW to the south-west of Ifield Court Farm is lined with fences, leading to a dwelling known as 'The Druids' (Plate 59). The fields to the north and south of Ifield Court Farm are currently in use as pasture, although past Google aerial imagery shows that these areas have previously been in arable use and therefore subject to modern machine ploughing.



Plate 59: PRoW leading from Ifield Court Farm to The Druids, looking south-west

4.8.11 In the north-central part of the Site containing mound (66), the probable steam rig mentioned earlier in the report was observed. The field is currently in use as pasture (Plate 60). A copse of woodland is located to the west of this field, which constrains views between the Ifield Court Farm area of the Site and the land to the south.



Plate 60: Probable steam rig in northern part of Site, looking north

Ifield Meadows

- 4.8.12 The fields comprising the area known as 'Ifield Meadows' extend southward along the eastern edge of the Site, extending from Ifield Village Conservation Area almost to Rusper Road to the south-east of the Site. These areas contain dense vegetation, with intermittent large trees and shrubs which made the survey difficult (Plate 61). South-eastern parts of Ifield Meadows was particularly hard to survey as the vegetation was denser. The vegetation made it particularly difficult to establish the location of any known assets or identify any previously unrecorded archaeological features. Ifield Meadows is criss-crossed by numerous informal pathways (Plate 62). Three PRowS pass through Ifield Meadows within the vicinity of Ifield Village, to the north and south-west of the Grade I Listed Parish Church of St. Margaret.



Plate 61: Indicative view of Ifield Meadows



Plate 62: Informal pathways in Ifield Meadows

4.8.13 A land parcel in the Site opposite Rectory Lane contained paddocks divided by a north to south wooded field boundary. The eastern paddock contained stables and a horse exercise yard (Plate 63).



Plate 63: Paddocks off Rectory Lane

Central Area of Site

4.8.14 The central fields of the Site are in arable use, and have been subject to modern machine ploughing (Plate 64, Plate 65). No archaeological features were visible in these fields.



Plate 64: Agricultural land in central area of Site, looking south west



Plate 65: Agricultural land in central area of Site, looking west

4.8.15 The fields to the north and south of the Grade II Listed Old Pound Cottage (**LB3**) are in pasture use (Plate 66).



Plate 66: Field to north of Old Pound Cottage, looking north

North-Western Area of Site

4.8.16 This area contains a number of fields of pasture and a woodland plantation, along with visible palaeochannels associated with the River Mole (Plate 67, Plate 68). During the site visit, The Druids (**A12**) was identified as non-designated heritage asset overlooking the Site (Plate 69).



Plate 67: Pasture on the north-western side of site



*Plate 68: Paleochannel **48** looking south- east towards the River Mole*



Plate 69: View north-west along PRoW through Site to The Druids

5 Setting Assessment

5.1.1 As detailed in Section 4, the following designated heritage assets are located in the 1km study area:

- Ifield Village Conservation Area, partially located within the Site;
- Scheduled Medieval moated site at Ifield Court (**SM1**) is located immediately outside the site boundary;
- Scheduled Moated Site at Ewhurst Place (**SM2**) located c. 770m east of the Site;
- Grade I Listed Building, the Parish Church of St. Margaret (**LB14**, NHLE ref. 1187108) is c. 20m to the east of the Site;
- Grade I Listed Parish Church of St. Margaret (NHLE ref. 1187108) (**LB14**) located c. 20m east of the Site;
- The Grade I Listed Friend's Meeting House (NHLE1298879) (**LB31**) and associated Grade II* Listed Meeting House Cottage (NHLE 127683) (**LB20**) and Grade II mounting block (NHLE1207719) (**LB21**) c. 325m east of the Site;
- Grade II* Listed Ewhurst Place (NHLE ref. 1187092, **LB7**) and the Grade II Listed Bridge over Moat at Ewhurst Place (NHLE ref. 1187093, **LB7**) c. 860m east of the Site;
- Grade II Listed Old Pound Cottage (NHLE ref. 1067613) (**LB3**) located immediately outside the Site boundary;
- Grade II Listed Langley Grange (NHLE ref. 1187098) (**LB11**) located c. 210m east of the Site;
- Grade II Listed Finches Cottage (NHLE 1187096) (**LB9**) located c. 110m east of the Site;
- Grade II Listed Apple Tree Farm (NHLE 1298880) (**LB32**) located c. 210m east of the Site;
- Grade II Listed Michaelmas Cottage (NHLE 1207650) (**LB19**) located c. 170m east of Site;
- Grade II Listed Old Inn Cottage (NHLE 1187097) (**LB10**) located c. 310m east of the Site;
- Grade II Listed Table Tomb to George and Mary Hutchinson in parish churchyard (NHLE ref. 1298888) (**LB34**) located c. 15m east of the application site;
- Grade II Listed Newstead Lodge (NHLE ref. 1279535) (**LB30**) c. 30m east of the Site;
- Grade II Listed The Old Rectory (NHLE ref. 1187106) (**LB12**) c. 25m east of the Site;
- Grade II Listed Church Cottage (NHLE ref. 1279522) (**LB29**) c. 10m east of the Site;
- Grade II Listed Harlow Cottage Old Plough Cottage Plough Inn (NHLE ref. 1187109) (**LB15**) c. 30m east of the Site;
- Grade II Listed The Vicarage (NHLE ref. 1207927) (**LB23**) located c. 50m east of the Site;
- Grade II Listed St. Margaret's Cottage (NHLE ref. 1207872) (**LB22**) located c. 20m east of the Site;
- Grade II Listed The Tweed (NHLE ref. 1187112) (**LB16**) c. 60m south east of the Site;
- Grade II Listed Turks Croft (NHLE ref. 1187107) (**LB13**) c. 105m south-east of the Site;
- Grade II Listed Brook Cottage (NHLE ref. 1298886) (**LB33**) c. immediately south-east of the Site;
- Grade II Listed Ifield Mill House (NHLE ref. 1180468) (**LB6**) c. 240m south of the Site;
- Grade II Listed Ifield Water House (**LB18**) (NHLE ref. 1207630) c. 290m south of the Site;
- Five Grade II Listed Buildings at Stumbleholm Farm (NHLE refs. 1240235, 1194820, 1240234, 1240236, 1240237) (**LB17**, **LB25**, **LB26**, **LB27**, **LB28**) located c. 285m south-west of the Site;
- Grade II Listed Bonwycke Place (NHLE ref. 1240237) (**LB24**) located c. 240m west of the Site;
- Grade II Listed Pockneys Farmhouse (NHLE ref. 1026984) (**LB2**) located c. 275m west of the Site;
- Grade II Listed Oak Lodge (NHLE ref. 1180389) (**LB5**) located c. 120m west of the Site;
- Grade II Listed Naldrett's Farmhouse (NHLE 1180381) (**LB4**) c. 590m north west of the Site;
- Grade II Listed Red Gables (NHLE 1354208) (**LB36**) c. 675m north west of the Site;
- Grade II Listed Old Bonnets Cottage (NHLE 1354186) (**LB35**) located c. 800m north of the Site; and
- Grade II Listed Hill House (NHLE ref. 1026954, **LB37**), located c. 1km to the west of the Site.

5.1.2 Due to combinations of the screening effect of topography, built form and vegetation, and to a lack of known historic functional association, the following designated heritage assets are not considered to be sensitive to development within the Site (the remaining assets are considered in further detail below):

- The Grade I Listed Friend's Meeting House (NHLE1298879) (**LB31**) and associated Grade II* Listed Meeting House Cottage (NHLE 127683) (**LB20**) and Grade II mounting block (NHLE1207719) (**LB21**) c. 325m east of the Site;
- Grade II* Listed Ewhurst Place (NHLE ref. 1187092, **LB7**) and the Grade II Listed Bridge over Moat at Ewhurst Place (NHLE ref. 1187093, **LB7**) c. 860m east of the Site;
- Grade II Listed Langley Grange (NHLE ref. 1187098) (**LB11**) located c. 210m east of the Site;
- Grade II Listed Finches Cottage (NHLE 1187096) (**LB9**) located c. 110m east of the Site;
- Grade II Listed Apple Tree Farm (NHLE 1298880) (**LB32**) located c. 210m east of the Site;
- Grade II Listed Michaelmas Cottage (NHLE 1207650) (**LB19**) located c. 170m east of Site;
- Grade II Listed Old Inn Cottage (NHLE 1187097) (**LB10**) located c. 310m east of the Site;
- Grade II Listed Table Tomb to George and Mary Hutchinson in parish churchyard (NHLE ref. 1298888) (**LB34**) located c. 15m east of the application site;
- Grade II Listed Harlow Cottage Old Plough Cottage Plough Inn (NHLE ref. 1187109) (**LB15**) c. 30m east of the Site;
- Grade II Listed The Vicarage (NHLE ref. 1207927) (**LB23**) located c. 50m east of the Site;
- Grade II Listed St. Margaret's Cottage (NHLE ref. 1207872) (**LB22**) located c. 20m east of the Site;
- Grade II Listed The Tweed (NHLE ref. 1187112) (**LB16**) c. 60m south east of the Site;
- Grade II Listed Turks Croft (NHLE ref. 1187107) (**LB13**) c. 105m south-east of the Site;
- Grade II Listed Ifield Mill House (NHLE ref. 1180468) (**LB6**) c. 240m south of the Site;
- Grade II Listed Ifield Water House (**LB18**) (NHLE ref. 1207630) c. 290m south of the Site;
- Grade II Listed Pockneys Farmhouse (NHLE ref. 1026984) (**LB2**) located c. 275m west of the Site;
- Grade II Listed Naldrett's Farmhouse (NHLE 1180381) (**LB4**) c. 590m north west of the Site;
- Grade II Listed Red Gables (NHLE 1354208) (**LB36**) c. 675m north west of the Site;
- Grade II Listed Old Bonnets Cottage (NHLE 1354186) (**LB35**) located c. 800m north of the Site; and
- Grade II Listed Hill House (NHLE ref. 1026954, **LB37**), located c. 1km to the west of the Site.

Scheduled Medieval moated site at Ifield Court (**SM1**)

5.1.3 The Scheduled Medieval moated site at Ifield Court (**SM1**, NHLE ref. 1012464) is located immediately outside the site boundary. The moated site currently sits within a heavily wooded plot of land. Buildings and garden plots historically associated with Ifield Court Farm are located to the west and north, many of which are now in private residential use. To the east is Ifield Court and grounds, now a hotel, beyond which is a carpark for Gatwick Airport. To the south-west, south and south-east of the moated site is the Ifield Court non-designated 19th-century parkland, currently in use as pasture.

5.1.4 The Scheduling Description describes moated sites as follows:

“Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat

intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains."

- 5.1.5 **SM1** formerly contained the medieval Ifield Manor House, which was destroyed by fire in the early 19th century. The medieval, post-medieval and modern history of **SM1** and its surroundings is set out within Section 4, above. The Scheduled area includes a moat, the internal area within the moat and a raised area and ditch to the south. The moat is rectangular and the internal island measures 75m north-west/south-east by 60m south-west/north-east. The moat is on average, 12m in width. The south of the moat is raised earthen platform, 30m by 40m across, which the Scheduling Descriptions states formed an extension to the moat. The Scheduling Description states that the moat formerly enclosed this raised platform extension, but the evidence for this unclear, particularly in light of the increasingly sloping gradient in this area. Fragments of former tree-lined boundaries recorded on 19th-century mapping and a pond to the south-west of the platform do suggest that the platform/extension was enclosed in some manner.
- 5.1.6 **SM1** primarily derives its significance from the evidential value of its below-ground archaeological remains. It has the potential to yield information on the nature, duration and use of this moated manorial site. Due to the good condition of the asset, it also has illustrative historical value as a medieval moated site. However, the current dense vegetation cover within and adjacent to the moated site screens the moat from view from the surrounding fields and PRowWs, which makes its illustrative historical value difficult to appreciate at the current time. According to the Scheduling Description, the southern extension "adds to the complexity of the monument and exemplifies the diversity of layout amongst this type of site". It is considered to be of **high heritage** significance.
- 5.1.7 **SM1** also derives some heritage significance from its setting. Ifield Court and Ifield Court Farm make a minor contribution to its illustrative historical value as a rural medieval manor which continued in use into the post-medieval period. These structures, although not contemporary with the medieval moat, are successors to the medieval agricultural estate and add to the time-depth of monument. It should be noted that due the fragmentation of ownership since the 19th century and the erection of numerous property boundaries, the moated site cannot be appreciated from Ifield Court Farm. It may be possible to appreciate moated site in close proximity from the grounds of Ifield Court Hotel.
- 5.1.8 The 19th-century parkland to the south-west, south and south-east of the asset makes a minor contribution to its aesthetic value, although the moated site no longer forms part of the parkland, having been separated by tree-lined hedgerows and fencing.



Plate 70: View north-east to SM1 from PRoW c. 255m to south-west

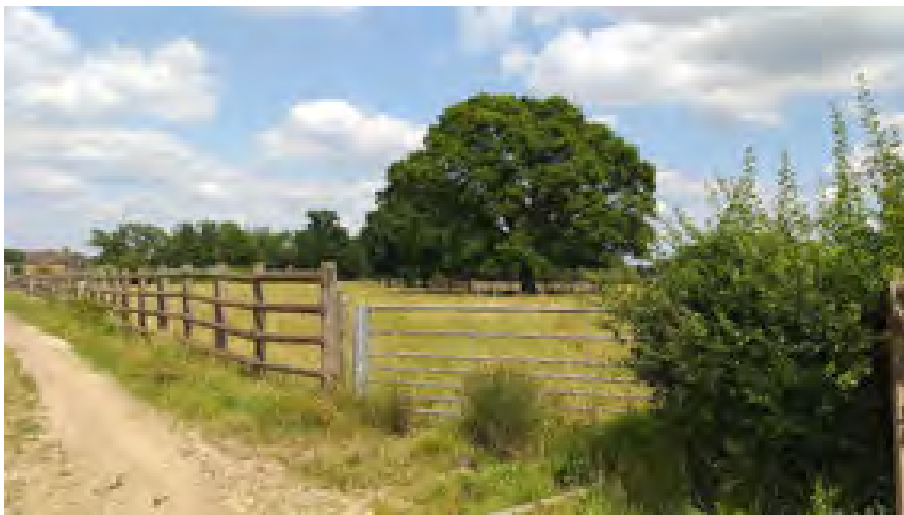


Plate 71: View to SM1 from PRoW near The Druids c. 200m to the south-west



Plate 72: View from PRoW c. 70m south-west of SM1, of top of church spire in Ifield Village Conservation Area



Plate 73: View to SM1 from PRow c. 200m to north-east



Plate 74: View to SM1 from PRow c. 215m to south-west, at entrance to Tweed Lane and Ifield Village Conservation Area

- 5.1.9 While the moat itself is not visible from the surrounding areas, its location within the landscape is intelligible to the informed observer, as a wooded area adjacent to the parkland. This is primarily possible in views from the PRowS to the south-west and south-east (Plate 70, Plate 71, Plate 74). These views make a very minor contribution to its illustrative historical value, as a medieval manor within a surrounding agricultural landscape.
- 5.1.10 From a limited section of a PRow c. 70m south-west of the moated site, it is possible to appreciate the wooded location of the moated site to the south-east, with a separate view possible from the same location looking south to glimpse the top of the tower of the Grade I Listed Church of St. Margaret (**LB14**) (Plate 72). This viewpoint enables a greater understanding of the former medieval landscape of Ifield, and the dispersed spatial relationship (or lack thereof) between the parish church and the manor house. These views makes a minor contribution to the illustrative historical value of the asset as the medieval manor house of Ifield.
- 5.1.11 The Site contains part of Ifield Court Farm, which makes a minor contribution to the significance of **SM1**. The views towards the asset from PRowS detailed above,

which make very minor or minor contributions to its significance, are largely possible from within the Site. Below-ground archaeological remains associated with the moated site may be present within the Site, such as drainage features connecting the moat with a former alignment of the River Mole (see Plate 8 and accompanying text, above). Such below-ground archaeological remains, if present, are likely to make a minor contribution to the significance of the asset through its evidential value, by providing further information on the use of the monument and the associated remains outside the Scheduled area.

- 5.1.12 The Site is considered to form part of the setting of the Scheduled Medieval moated site at Ifield Court (**SM1**) which makes a minor contribution to its overall heritage significance (which is primarily derived from its surviving above and below-ground archaeological remains) through its illustrative historical and evidential value.

Grade I Listed Parish Church of St. Margaret (**LB14**)



Plate 75: Northern elevation and entrance porch of LB14



Plate 76: View of LB14, looking west



Plate 77: West tower of LB14 and modern extension, looking north-east

- 5.1.13 The Grade I Listed Parish Church of St. Margaret (NHLE ref. 1187108) (**LB14**) is located c. 20m east of the Site. It was constructed in the 12th century, with 13th, 14th and 19th-century additions. It is constructed of cement-covered sandstone with a clay tile roof and shingled spire. The west tower was constructed in 1884. The interior contains historic elements such as a 13th-century nave and chancel, 14th-century roof timbers, and 14th-century stone effigies. An unsympathetic 20th-century brick extension is located at the south-western side of the church. The church primarily derives its heritage significance from the architectural and historic interest, and the evidential and aesthetic value of its built fabric internal features. As a Grade I Listed Building, it is of **high** heritage significance.
- 5.1.14 The Church of St. Margaret also derives some heritage significance from its setting. The most important element of its setting is the churchyard and nearby associated Listed Buildings included the Grade II Listed 'Table Tomb to George and Mary Hutchinson' (**LB34**), Grade II Listed Church Cottage (**LB29**) and Grade II Listed The Vicarage (**LB23**). The non-designated brick and flint churchyard boundary wall also forms an important part of the setting. These features make an important contribution to its illustrative historical value as the parish church.
- 5.1.15 As a parish church, the tower is designed to be visible from the surrounding landscape. Numerous views of the church tower are visible from the non-urban surrounding areas, which make varying degrees of contribution (or in some cases

no contribution) to the heritage significance of the asset. Key views of the church are generally only possible in close proximity from Ifield Street and in the immediately vicinity of the churchyard (Plate 78, Plate 79). Views of the church are not generally possible from within the developed parts of Ifield Village Conservation Area.



Plate 78: Key view of LB14 from lychgate and cul-de-sac leading to Ifield Street, looking west



Plate 79: View of LB14 from Ifield Street, looking south

5.1.16 Numerous views of the church tower are possible from the within the Ifield Meadows area (within the Site and Ifield Conservation Area) to the north, west and south (Plate 80). These views generally make a minor contribution to the heritage significance of the church through its illustrative historical value as a parish church, and its aesthetic value.



Plate 80: View of LB14 and locally listed Rectory Farmhouse (LLB9) from informal path in Ifield Village Conservation Area and Site, looking east

5.1.17 Outside of Ifield Conservation Area and Ifield Meadows, views of the church are generally more restricted by vegetation within the Conservation Area and the surrounding landscape. Views of the church tower are possible from a PRoW through an arable field within the Site c. 300m to c. 440m to the south-west of the church (Plate 81), which make a very minor contribution to its illustrative historical value as a parish church.



Plate 81: View to tower of LB14 from PRoW in Site c. 330m to the south-west

5.1.18 Overall, the Site makes a minor contribution to the significance of the Grade I Listed Church of St. Margaret (**LB14**), due to the numerous incidental views of the tower which are possible from various parts of the Site, both inside and outside Ifield Village Conservation Area. These views make very minor or minor contributions to

the heritage significance of the asset through its illustrative historical value as a parish church.

Ifield Village Conservation Area

5.1.19 Ifield Village Conservation Area was designated in 1981. A Conservation Area Statement was adopted by CBC in 2018. The history and development of Ifield is set out in Section 4, above. Ifield Village Conservation Area is c. 36ha in area. The western and south-western parts of the Conservation Area are located within the Site.

5.1.20 A plaque on Ifield Street states that the Conservation Area was “*Designated in 1981 to preserve the open character of Ifield Village with its 13th-century church, 9 Listed Buildings, Village Green and Victorian Steam Mill*”. The Conservation Area has expanded since 1981, and now contains two Grade I Listed Buildings, one Grade II* Listed Building, eleven Grade II Listed Buildings and six locally listed buildings.

5.1.21 The Conservation Area is divided into seven sub-areas:

- Langley Lane;
- Ifield Green (road) and Mill Lane;
- Rectory Lane;
- Tweed Lane;
- Ifield Village Green and Playing Fields;
- Ifield Street, St. Margaret’s Church and the surrounding historic core;
- Ifield Brook Meadows.

5.1.22 The Conservation Area primarily derives its heritage significance from its character, appearance and special architectural and historic interest which is derived from its historic buildings, street furniture and historic open spaces (Plate 82 to Plate 86). It is a designated heritage asset of **medium** heritage significance. The open spaces of Ifield Village Green and Playing Fields form the spine of the Conservation Area, and represent a modern survival (albeit with different use) of the historic common land. Areas of built form are concentrated on Ifield Green (road) and Mill Lane, Langley Lane, and in the vicinity of the parish church. Rectory Lane and Tweed Lane are rural in character, with low density development including historic former farmsteads, large gardens and plots, and dense tree cover. In the western part of the Conservation Area (within the Site) is Ifield Brook Meadows, comprising open space which was formerly agricultural land but is now in informal recreational use. This area is also a Site of Nature Conservation Importance.



Plate 82: Indicative view of historic core of Ifield Village Conservation Area in vicinity of parish church, looking east



Plate 83: View of historic core at junction of Ifield Green (road), Rectory Lane and The Tithe, looking south

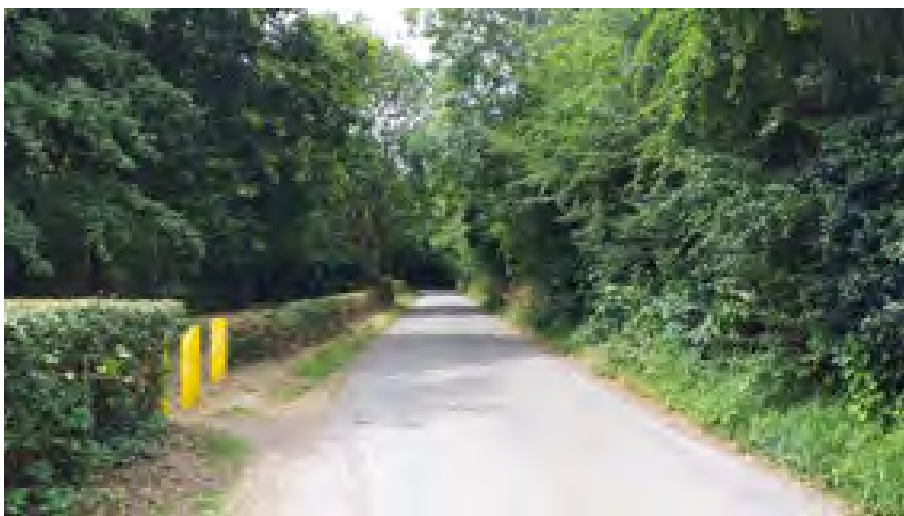


Plate 84: View of Rectory Lane, looking west towards the Site



Plate 85: View of Tweed Lane, looking north



Plate 86: View of Ifield Green, looking south-east from Rectory Lane

5.1.23 Ifield Conservation Area also derives a small degree of heritage significance from its setting. To the east and south-east are urban areas of Crawley which do not contribute to its heritage significance. The undeveloped agricultural landscape (including the Site) to the north, west and south makes a minor contribution to its heritage significance through its aesthetic value. Long-distance views into and out of the Conservation Area are not generally possible from this rural landscape, due to the dense vegetation bordering the Conservation Area and within the surrounding landscape (Plate 87, Plate 88).



Plate 87: View from PRow at western boundary of Conservation Area, looking north-west (into Site)



Plate 88: View from PRow at south-western Conservation Area boundary, looking west (into Site)

5.1.24 When exiting the Conservation Area via PRowS from Tweed Lane to the north and two PRowS off Ifield Meadows (within the Site) to the west and south-west, the impression is of passing through tree-lined boundaries into a more open agricultural landscape. This makes a minor contribution to the heritage significance of the asset, historically a rural village (although no longer so given the envelopment of Ifield by Crawley New Town).



Plate 89: Approach to Conservation Area along Ifield Green (road), looking south

- 5.1.25 The approaches to the Conservation Area are mixed. Some of the approaches are through urban areas, and are not of a character which contribute to the significance of the Conservation Area, for example from the two road entrances via Rusper Road. The northern approach to the Conservation Area does make a minor contribution to the heritage significance of the Conservation Area through its aesthetic value. This approach along Ifield Green (road) south of Charlwood Road, despite some development, still retains a strongly rural character, with a narrow winding road and dense vegetation, and sporadic detached houses set back within large gardens with densely vegetated boundaries (Plate 89).
- 5.1.26 The Site forms part of the setting of the Conservation Area which makes a minor contribution to its heritage significance through its aesthetic value. The Site is not generally visible from within the Conservation Area, rather it is experienced upon leaving the Conservation Area via PRowWs.

Grade II Listed Old Pound Cottage (LB3)



Plate 90: Old Pound Cottage (LB3), looking south-east from PRowW in grounds of nursery



Plate 91: Old Pound Cottage (LB3), looking east from Rusper Road

- 5.1.27 The Grade II Listed Old Pound Cottage (**LB3**) is located immediately outside the Site boundary. It is a two-storey 17th-century or earlier timber-framed cottage with red brick infill, refaced with brick on the ground floor with pointed hung tiles on the upper storey. Historic maps record that a pound (an area for impounding loose livestock within the parish, to be released on payment of a fine to the pound keeper) was located immediately to the south of the building, in what is now a garden plot. The cottage may have served as the pound keeper's residence, although this is uncertain, and it may merely be a normal rural cottage. The 1839 Tithe Apportionment records that the cottage did not seem to be associated with the farmstead of Lower Barn Farm, to the east. It is of **medium** heritage significance due to its architectural and historic interest. It primarily derives its significance from its built fabric.
- 5.1.28 It also derives some significance from its setting. It is unclear if the pound survives – it is not recorded on recent OS mapping and is not visible on aerial imagery. The rural land to the south-west and south-east makes a minor contribution to its heritage significance through its aesthetic value, and its illustrative historical value as a rural cottage. The row of Pound Cottages to the east and the nursery to the north-west have restricted the connection to the rural landscape in those directions. The Pound Cottages make a neutral contribution to the significance of Old Pound Cottage. is the Grade II Listed Old Pound Cottage forms a distinctive local feature in views along Rusper from the south, but primarily from the west, which makes a minor contribution to its aesthetic value (Plate 92 to Plate 94).



Plate 92: Old Pound Cottage (LB3), looking north from Rusper Road



Plate 93: Old Pound Cottage (LB3), looking east from Rusper Road

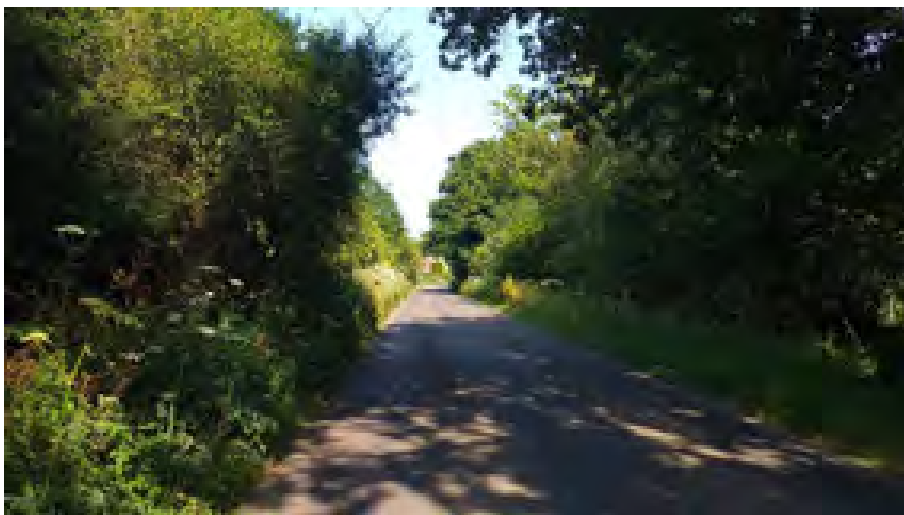


Plate 94: Old Pound Cottage (LB3), looking east from Rusper Road in vicinity of Taylors Cottage

5.1.29 The Site forms part of the rural landscape to the south-east and south-west of the cottage which makes a minor contribution to its heritage significance through its

aesthetic value and illustrative historical value, although the cottage does not command particularly striking or extensive views over these areas, particularly to the south-west which comprises heavily filtered views through vegetation along Rusper Road.

Grade II Listed Newstead Lodge (LB30)

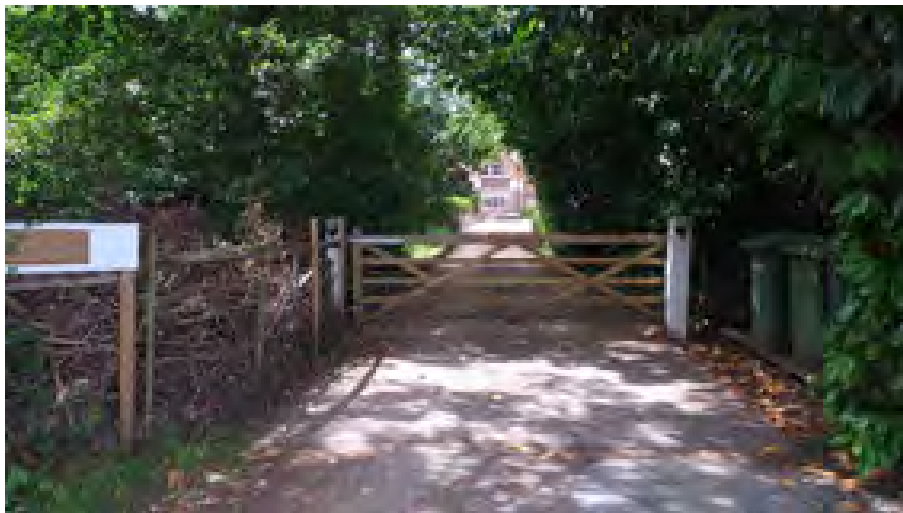


Plate 95: Newstead Lodge, looking west from Rectory Lane

- 5.1.30 The Grade II Listed Newstead Lodge (NHLE ref. 1279535) (**LB30**) is located c. 30m east of the Site within Ifield Village Conservation Area. It is a two-storey timber-framed former farmhouse, built c. 1600 with later additions. It is of **medium** heritage significance. It primarily derives its significance from the architectural and historic interest of its built fabric and internal features. It also derives some significance from its setting.
- 5.1.31 The principal elements of its setting are the associated grounds and gardens which make a minor contribution to its illustrative historical value as a rural dwelling, and its aesthetic value. Filtered views eastward toward Rectory Lane and Ifield Green make a minor contribution to its illustrative historical value as a historic farmstead associated with Ifield.
- 5.1.32 Although the Site is located c. 30m to the west of the asset, intervisibility is restricted during the summer months due to the dense vegetation within the grounds and along the Ifield Brook. Slightly less filtered views of the Site may be possible during the winter, when the screening effect of the vegetation may be reduced. However, such filtered views of the Site which may be possible during the winter are not considered to contribute to the heritage significance of the asset.

Grade II Listed The Old Rectory (LB12)

- 5.1.33 The Grade II Listed The Old Rectory (NHLE ref. 1187106) is located c. 25m east of the Site. It is a two-storey early 19th-century house, with stuccoed walls, a Welsh slate roof and a Doric entrance porch. It is likely to have been built by Reverend Spencer James Lewin, Vicar of Ifield and Rector of Crawley from 1790 – 1842. This grand residence was formerly associated with a farmstead located to the north, now in separate ownership as a private residence. The Old Rectory is of **medium**

heritage significance due to its architectural and historic interest. It primarily derives its heritage significance from its built fabric.

- 5.1.34 It also derives some heritage significance from its setting, primarily from the associated gardens and grounds, and the formerly associated farm buildings to the north. It is set well back from Ifield Green and Rectory Lane in secluded grounds with a late 19th-century lodge to the south-east (Plate 96).



Plate 96: View of entrance and lodge to the Old Rectory, looking south-west



Plate 97: View of northern part of The Old Rectory from Ifield Meadows, looking east

- 5.1.35 While The Old Rectory is secluded by design, incidental views of Ifield Meadows to the west are possible from the upper storey at the northern end of the building. These incidental views over a limited area of Ifield Meadows (within the Site and Ifield Village Conservation Area) makes a very minor contribution to the heritage significance of the asset through its aesthetic value.
- 5.1.36 Other areas of the Site are not visible from the asset due to multiple dense bands of intervening vegetation. While areas of the Site further to the west may be visible in heavily filtered views during the winter months, such incidental glimpsed views are not considered to contribute to the heritage significance of The Old Rectory.

- 5.1.37 Overall, the only part of the Site which contributes to the heritage significance of the asset is the field immediately to the west of the building within Ifield Village Conservation Area, which makes a very minor contribution to its aesthetic value.

Grade II Listed Church Cottage (LB29):



Plate 98: Northern elevation of Church Cottage, looking south from Ifield Street and Site boundary



Plate 99: View of Ifield churchyard, with southern elevation of Church Cottage on left

- 5.1.38 The Grade II Listed Church Cottage (NHLE ref. 1279522) (**LB29**) lies c. 10m east of the Site, within Ifield Village Conservation Area. It is a two-storey sandstone cottage with a tiled roof, built c. 1840. The windows have leaded glazing, and the central ground floor windows have stone mullions copied after the parish church's style. According to the Listing Description, the building may once have functioned as the church school. It is of **medium** heritage significance. It primarily derives its significance from its architectural and historic interest.
- 5.1.39 It also derives some heritage significance from its setting, principally from the churchyard directly to the south and the parish church, which make an important contribution to its illustrative historical value as a structure likely to be associated with the church, as well as its aesthetic value.



Plate 100: View north-west from Church Cottage to Ifield Barn Theatre within the Site

5.1.40 The Site is located c. 10m to the north of Church Cottage. The adjacent areas of Site to the north and north-east comprise a pair of carpark. To the north-west is the locally listed Ifield Barn Theatre, which makes a very minor contribution to the aesthetic value of the asset. To the north beyond the carpark, glimpses are possible of a large field within the Site and Ifield Village Conservation/Ifield Meadows. These glimpses may be slightly less filtered during the winter months. These glimpses make a very minor contribution to the heritage significance of the asset, through its illustrative historical value as dwelling within a formerly rural village. Other areas of the Site are not visible from the asset and have no historic functional association with it, and do not contribute to its heritage significance.

Grade II Listed The Tweed (LB16)



Plate 101: Grade II Listed The Tweed, looking west from Tweed Lane

5.1.41 The Grade II Listed The Tweed (NHLE ref. 1187112) is located c. 60m to the south-east of the Site, within Ifield Village Conservation Area. It is a two-storey 18th-century brick-built house with a clay tile roof, of **medium** heritage significance. It primarily derives its significance from the architectural and historic interest of its built fabric and its internal features. It also derives some heritage significance from

its setting, principally from its grounds, Tweed Lane to the south-east, and the former village green to the east (now Ifield Green playing fields). These features contribute to its illustrative historical value as a dwelling which formed part of the dispersed settlement of Ifield, sited close to the village green. These elements, particularly the tree-lined Tweed Lane, make a minor contribution to its heritage significance through its aesthetic value.

- 5.1.42 The part of the Site which forms Ifield Court parkland is located to the north-west and west of The Tweed, although it is screened from it by dense vegetation lining the River Mole and within the grounds of The Tweed and adjacent properties (Plate 102). These views are likely to be more slightly open during the winter months, when filtered views of the land within the Site may be possible from The Tweed. These seasonal glimpsed views are considered to make a negligible contribution to its heritage significance through its aesthetic value.



Plate 102: View north-west to The Tweed and the Site from Tweed Lane

Grade II Listed Brook Cottage (LB33)



Plate 103: Brook Cottage, looking north from Rusper Road

- 5.1.43 The Grade II Listed Brook Cottage (NHLE ref. 1298886) (**LB33**) is located immediately south-east of the Site. It is a two-storey timber-framed cottage with brick infill, built c. 1600. It is of **medium** heritage significance. It primarily derives this significance from the architectural and historic interest of its built fabric.
- 5.1.44 The setting of Brook Cottage has changed greatly during the 20th century. Originally a rural dwelling, it has now been largely surrounded by modern residential development to the south, west, north and east. While its location adjacent to Rusper Road and its associated garden makes a very minor contribution to its illustrative historical value as a formerly rural roadside dwelling, it is not readily intelligible as such to an uninformed observer.
- 5.1.45 The densely vegetated land to the north-west (within the Site and Ifield Meadows), is the last link to the undeveloped rural landscape. However, given the wooded nature of this area, it does not allow for an appreciation of the wider rural landscape from the asset. This area of Site immediately adjacent to the asset makes very minor contribution to its illustrative historical value as a formerly rural dwelling. The rest of the Site is not visible from the asset and has no clear historic functional association with it, and does not contribute to its heritage significance.

Grade II Listed Buildings at Stumbleholm Farm (**LB17, LB25, LB26, LB27, LB28**)

- 5.1.46 Five Grade II Listed Buildings at Stumbleholm Farm (NHLE refs. 1240235, 1194820, 1240234, 1240236, 1240237) (**LB17, LB25, LB26, LB27, LB28**) located c. 285m south-west of the Site. These buildings and the history of the farmstead is described in Section 4, above. The buildings derive their heritage significance from the architectural and historic interest and evidential value of their built fabric.
- 5.1.47 They also derive some significance from their setting, primarily from their group value and associated farmyard and gardens, which makes a contribution to their illustrative historical value as farm buildings. The surrounding agricultural land makes a minor contribution to their overall significance, through their illustrative historical and aesthetic value.



Plate 104: View looking east to Site from PRoW at northern end of Stumbleholm Farm



Plate 105: View of Stumbleholm Farm from PRow to west, looking east towards the Site

5.1.48 The Site does not form part of its surrounding agricultural land. The closest area of the Site is Ifield Golf Course c. 285m to the east of the farm. A tree belt on the western side of the golf course and a number of intervening tree-lined field boundaries screen the land within the Site from Stumbleholm Farm. The Site does not contribute to the heritage significance of any of the Grade II Listed Buildings at Stumbleholm Farm.

Grade II Listed Bonwycke Place (LB24)



Plate 106: View of Bonwycke Place, from PRow c. 150m to south-east

5.1.49 The Grade II Listed Bonwycke Place (NHLE ref. 1240237) (**LB24**) is located c. 240m west of the Site. The history of the farmstead is discussed in Section 4, above. The asset is of **medium** heritage significance, which is primarily derived from the architectural and historic interest and evidential value of its built fabric.

5.1.50 It also derives some significance from its setting. The grounds, gardens and former agricultural buildings to the north make a key contribution to its illustrative historical value as a farmhouse, and to its aesthetic value. The surrounding agricultural land makes a minor contribution to its heritage significance for similar reasons.

5.1.51 The Site forms part of the surrounding agricultural land, to the south and south-east of the asset; the closest areas of the Site may also have a functional historic association with the farmhouse. The land within the Site is screened from the building by vegetation lining the River Mole. However, these views are likely to be more open during the winter months, when fields within the Site to the south of the farmhouse and north of Rusper Road are likely to be visible. These areas are considered to make a minor contribution to the significance of the asset through its illustrative historical and aesthetic value.

Grade II Listed Oak Lodge (LB5)



Plate 107: View of Oak Lodge across surviving common land from Ifield Wood (road)

5.1.52 The Grade II Listed Oak Lodge (NHLE ref. 1180389) is located c. 120m to the west of the Site. It is a two-storey 18th-century weatherboarded house, of **medium** heritage significance. It primarily derives its significance from the architectural and historic interest of its built fabric. It also derives some heritage significance from its setting, principally from Ifield Wood (road) and surviving roadside common land to the north-west, and other historic dwellings situated alongside the common land. These features contribute to its illustrative historical value as a rural dwelling built alongside common land, and its aesthetic value.



Plate 108: View south-east from PROW south-east of Oak Lodge

5.1.53 The rear (south-eastern) elevation of the building overlooks gardens and land beyond which slopes steeply down to the Mole Valley. These views can be appreciated from a PROW which passes immediately to the east of the building and continues to the south-east (Plate 108). These views make a very minor contribution to the heritage significance of the building through its aesthetic value. A distant glimpse of land within the western part of the Site is visible in the background of these views, which makes a very minor contribution to the heritage significance of Oak Lodge through its aesthetic value.

6 Conclusions and Recommendations

Archaeology

- 6.1.1 The Site contains geophysical anomalies suggestive of Iron Age or Roman-period settlement and possibly ironworking activity, likely to be of **low** and **medium** heritage significance, in the form of an enclosure and a second putative enclosure. The Site also contains geophysical anomalies suggestive of further ironworking sites which could be of prehistoric, Roman or medieval origin and **medium** heritage significance. If these areas are proposed to be developed, trial trench evaluation is recommended in order to accurately determine the heritage significance of these features.
- 6.1.2 The Site formed part of the agricultural hinterland of Ifield and the manorial site of Ifield Court during the medieval period. The Scheduled Medieval moated site at Ifield Court (**SM1**) is located immediately outside the Site boundary. The northern part of the Site makes a minor contribution to the heritage significance of the Scheduled Monument, of **high** heritage significance, and may contain associated below-ground archaeological remains of **low** heritage significance. It is recommended that pre-determination trial trench evaluation is carried out to determine the heritage significance of potential archaeological remains associated with the Scheduled Monument, in areas that will be impacted by proposed development, to accurately determine their significance and enable the formulation of mitigation strategies.
- 6.1.3 The Site also contains numerous archaeological remains of **negligible** and **low** heritage significance, such as field boundaries, palaeochannels, possible mine pits, poorly preserved post-medieval ridge and furrow earthworks, and a post-medieval farmstead and outfarm (Lower Barn). It is recommended that trial trench evaluation is carried out to determine, in a proportionate manner, the heritage significance of potential assets and potential assets.

Built Heritage

- 6.1.4 Ifield Village Conservation Area (**medium** heritage significance) is partially located within the Site. Parts of the Site in proximity to the Conservation Area make a minor contribution to its heritage significance through its aesthetic value, although the Site is not readily visible from the majority of the Conservation Area.
- 6.1.5 The locally listed Ifield Barn Theatre (**LLB10**), of **low** heritage significance, is located within the Site and Ifield Village Conservation Area.
- 6.1.6 It is recommended that no built form or infrastructure is proposed within the Conservation Area, particularly in the area of the Site which includes the locally listed Ifield Barn Theatre adjacent to the Grade I Listed Parish Church of St. Margaret.
- 6.1.7 The Site makes a minor contribution to the heritage significance of the Grade I Listed Parish Church of St. Margaret (**high** heritage significance), located within Ifield Village Conservation Area, as a number of incidental views of the church tower are possible from PRow and informal paths within the Site. It is recommended that some of these views should be retained within a future

development, principally the views from within Ifield Meadows and from the PRow to the west of the Ifield Brook.

- 6.1.8 The Site contains a number of other non-designated buildings of **low** heritage significance, at Ifield Court Farm in the north and at Ifield Golf Club and The Hyde to the south. At the current level of assessment it considered that these buildings are low significance, as they are not Listed or locally listed. However, further Historic Building Assessment is required in order to determine this, particularly in the case of The Hyde which has the potential to contain internal medieval fabric.
- 6.1.9 The Site makes minor or very minor contributions to the heritage significance of seven Grade II Listed Buildings within the 1km study area. The Site does not contribute to the heritage significance of any other designated heritage assets located within the 1km study area.

Historic Landscape

- 6.1.10 The majority of the landscape within the Site is of no heritage significance. The non-designed Ifield Court parkland in the northern part of the Site is of **low** heritage significance, as is an area of medieval enclosed fields within the northernmost part of the Site, north of the Charlwood Road.

7 References

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- Wessex Archaeology, 2010. Land West of Ifield, Crawley, West Sussex, Archaeological Desk-Based Assessment.

Cartographic and Historical Documentary Sources

- 1839 Tithe Map of Ifield Parish, WSRO Ref: 2937
- 1874 25-inch OS map
- 1879 6-inch OS map
- 1897 25-inch OS map
- 1898-1899 6-inch OS map
- 1910 25-inch OS map
- 1912-1914 6-inch OS map
- 1920 6-inch OS map
- 1932 25-inch OS map
- 1948 6-inch OS map
- 1967-1974 25-inch OS map
- 1968 6-inch OS map
- 1979 1:10,000 OS map
- 1992 1:10,000 OS map

APPENDIX A

Gazetteers of Heritage Assets

Scheduled Monuments within 1km study area

HE Identifier	Project ID	Name	Easting	Northing
1009754	SM1	Medieval moated site at Ifield Court	525880	137539
1012464	SM2	Moated site at Ewhurst Place	524668	138370

Listed Buildings within 1km study area

HE Identifier	Project ID	Name	Easting	Northing
1026954	LB1	Hill House	522701	138121
1026984	LB2	Pockneys Farmhouse	523680	138120
1067613	LB3	Old Pound Cottage	523782	137259
1180381	LB4	Naldretts Farmhouse	524070	138978
1180389	LB5	Oak Lodge	523896	138170
1180468	LB6	Ifield Mill House	524375	136405
1187092	LB7	Ewhurst Place	525869	137519
1187093	LB8	Bridge over moat at Ewhurst Place	525848	137507
1187096	LB9	Finches Cottage	525465	138160
1187097	LB10	Old Inn Cottage	525322	137942
1187098	LB11	Langley Grange	525642	138259
1187106	LB12	The Old Rectory	524795	137799
1187107	LB13	Turks Croft	524725	136759
1187108	LB14	Parish Church of St Margaret	524702	137576
1187109	LB15	Harrow Cottage	524782	137608
1187112	LB16	The Tweed	524913	138097
1194820	LB17	Stumbleholme Farmhouse	522971	136952
1207630	LB18	Ifield Water Mill	524509	136446
1207650	LB19	Michaelmas Cottage	525151	138004

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HE Identifier	Project ID	Name	Easting	Northing
1207683	LB20	Meeting House Cottage	525235	137908
1207719	LB21	Mounting block in forecourt of Friends Meeting House	525244	137900
1207872	LB22	St Margaret's Cottage	524832	137290
1207927	LB23	The Vicarage	524770	137576
1240231	LB24	Bonwycks Place	523485	137738
1240234	LB25	Garden gate, overthrow and side railings to the west of Stumbleholme Farmhouse	522960	136940
1240235	LB26	Barn to north of Stumbleholme Farmhouse	522956	136986
1240236	LB27	Granary to west of Stumbleholme Farmhouse	522930	136947
1240237	LB28	Cattle shed to south west of Stumbleholme Farmhouse	522943	136896
1279522	LB29	Church Cottage	524744	137606
1279535	LB30	Newstead Lodge	524842	137923
1298879	LB31	Friends Meeting House	525242	137911
1298880	LB32	Apple Tree Farm	525488	138050
1298886	LB33	Brook Cottage	524619	136723
1298888	LB34	Table tomb to George and Mary Hutchinson in Parish Church	524679	137575
1354186	LB35	Old Bonnets Cottage	525333	139362
1354208	LB36	Red Gables	524134	139115
1354210	LB37	Lower Prestwood Farmhouse	523146	138687
1298881	LB38	Langley Green Farmhouse	526150	138434

Conservation Areas within 1km study area

Project ID	Name
CA1	Ifield Village Conservation Area

Locally Listed Buildings within 500m study area

Project ID	Name	Period	Easting	Northing
LLB1	St Albans Church	Modern	524872	136109
LLB2	Gossop Green Shopping Parade	Modern	524961	136142
LLB3	Old Post Office and Malvern Cottages	Post-Medieval	525134	137977
LLB4	Oak House	Post-Medieval	525115	137907
LLB5	Deerswood Court	Modern	525413	137419
LLB6	The Royal Oak	Post-Medieval	525104	137948
LLB7	Brooklands	Post-Medieval	525024	138003
LLB8	Ifield Steam Mill	Post-Medieval	525079	137892
LLB9	Rectory Farmhouse	Post-Medieval	524654	137570
LLB10	Barn Theatre	Post-Medieval	524701	137630

Non-Designated Assets and Historic Environment Features recorded by the HER within 500m Study Area

Project ID	HER Identifier	Name	Monument Type	Easting	Northing
1	MWS13257	Parkhouse Farm Historic Farmstead, Rusper	FARMSTEAD	525232	139069
2	MWS5052	Ifield Wood	MINE	524200	138900
3	MWS11835	Ifield Court Farm Historic Farmstead, Rusper	FARMSTEAD	524642	138454
4	MWS6508	Medieval Moated Site at Ifield Court	MOAT, OCCUPATION SITE	524650	138380
5	MWS11921	Langley Farm Historic Farmstead, Crawley	FARMSTEAD	525644	138358
6	MWS11834	Ifieldwood Farm, Historic Farmstead, Rusper	FARMSTEAD	524089	138329
7	MWS8497	Appletree Farm Roundabout, Crawley	BANK (EARTHWORK), DITCH	525398	138271

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8	MWS13338	Pockneys Farm Historic Farmstead, Rusper	FARMSTEAD	523696	138110
9	MWS13128	Ifield Parish Workhouse, Crawley	WORKHOUSE	524913	138096
10	MWS10133	Duxters Farm Historic Farmstead, Crawley	FARMSTEAD	525469	138035
11	5261	Ice House - Ifield Court	ICEHOUSE	524000	138000
12	MWS12600	Newstead Lodge Historic Farmstead, Crawley	FARMSTEAD, FARMHOUSE	524849	137932
13	MWS681	Friend's Meeting House - Ifield	FRIENDS MEETING HOUSE, FRIENDS BURIAL GROUND, MOUNTING BLOCK, WELL, HOUSE	525230	137910
14	4033	Windmill - Ifield	WINDMILL, STEAM MILL	525020	137870
15	7477	Bloomery	BLOOMERY?	524600	137800
16	MWS7625	Bloomery - Ifiel Brook	BLOOMERY	525600	137800
17	MWS7958	The Church of St Margaret, Ifield	PARISH CHURCH, URN, PLAQUE	524702	137576
18	MWS13401	Rectory Farmhouse (Church Farm) Historic Farmstead, Crawley	FARMSTEAD, FARMHOUSE	524663	137552
19	MWS5055	The grove	MINE	523450	137450
20	MWS13017	Site of Historic Outfarm North East of Lower Barn, Rusper	OUTFARM	524284	137381
21	MWS12182	Lower Barn Historic Farmstead, Rusper	FARMSTEAD	523860	137272
22	MWS13710	Site of Taylor's Cottage Historic Farmstead, Rusper	FARMSTEAD	523539	137169
23	4391	Bloomery - Stumbleholm Farm	IRON WORKING SITE, FINDSPOT	522940	137080
24	MWS12544	Site of New Barn Historic Outfarm, Crawley	OUTFARM	525172	137047
25	MWS7275	Land at Stumbleholme Farm	Negative Evidence	522972	137042
26	4002	Ifield Medieval park	PARK	524000	137000

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27	MWS13683	Stumbleholme Farm Historic Farmstead, Rusper	FARMSTEAD	522948	136938
28	MWS14196	Cattle Shed to the South West of Stumbleholme Farmhouse, Rusper	BARN	522943	136896
29	MWS13832	Turks Croft Historic Farmstead, Crawley	FARMSTEAD	524734	136759
30	MWS11829	Hyde Farm Historic Farmstead, Rusper	FARMSTEAD	524116	136711
31	2805	Parkscape - Ifield Park	PARK	524760	136600
32	MWS668	Ifield Mill - watermill	WATERMILL, WATERMILL	524508	136446
33	4000	Ifield Forge	IRONSTONE WORKINGS	524500	136440
34	MWS669	Minepits - Hyde Hill	MINE	523200	136400
35	MWS12841	Site of Outfarm Historic Outfarm, Rusper	OUTFARM	522842	136298
36	MWS13983	Site of Whitehall Historic Farmstead, Crawley	FARMSTEAD	524029	136224
37	MWS14237	Field Boundaries, Rusper	FIELD BOUNDARY	524536	138377
38	MWS14234	Field Boundary, Rusper	FIELD BOUNDARY	524357	138341
39	MWS14231	Palaeochannel, Rusper	PALAEOCHANNEL	524928	138298
40	MWS14235	Palaeochannel, Rusper	PALAEOCHANNEL	524822	138261
41	MWS14233	Possible Field Boundary or Field Drain, Rusper	FIELD BOUNDARY?, FIELD DRAIN?	524604	138195
42	MWS14285	Ditch or Possible Enclosure, Rusper	DITCH, ENCLOSURE	523808	138116
43	MWS14238	Field Boundary, Rusper	FIELD BOUNDARY, FIELD DRAIN	524433	138085
44	MWS13851	Drainage Ditch, Rusper	DRAINAGE DITCH	524629	137938
45	MWS14215	Palaeochannel or Drain, Rusper	PALAEOCHANNEL, DRAIN	524307	137917
46	MWS14217	Palaeochannel, Crawley	PALAEOCHANNEL	524635	137805
47	MWS14216	Palaeochannel, Crawley	PALAEOCHANNEL	524662	137777

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48	MWS14211	Palaeochannel, Rusper	PALAEOCHANNEL	524103	137776
49	MWS14286	Field Boundary, Crawley	FIELD BOUNDARY	524666	137756
50	MWS14273	Field Boundary, Crawley	FIELD BOUNDARY, BANK (EARTHWORK)	524736	137727
51	MWS13839	Possible Ditch, Rusper	DITCH?, DRAIN?	523740	137612
52	MWS14294	Palaeochannel, Crawley	PALAEOCHANNEL	524619	137609
53	MWS13838	Field Boundary, Rusper	FIELD BOUNDARY	523037	137586
54	MWS13825	Field Boundary, Rusper	FIELD BOUNDARY	523043	137499
55	MWS13837	Field Boundary, Rusper	FIELD BOUNDARY	523036	137482
56	MWS14219	Palaeochannel, Crawley	PALAEOCHANNEL	524605	137436
57	MWS14218	Palaeochannel, Crawley	PALAEOCHANNEL	524649	137196
58	MWS13824	Field Boundary, Rusper	FIELD BOUNDARY	522877	137075
59	MWS13757	Field Boundary, Rusper	FIELD BOUNDARY	522787	136860
60	MWS13817	Field Boundary, Rusper	FIELD BOUNDARY?, DRAIN?	522858	136808
37	MWS14237	Field Boundaries, Rusper	FIELD BOUNDARY	524536	138377
38	MWS14234	Field Boundary, Rusper	FIELD BOUNDARY	524357	138341
39	MWS14231	Palaeochannel, Rusper	PALAEOCHANNEL	524928	138298
40	MWS14235	Palaeochannel, Rusper	PALAEOCHANNEL	524822	138261
41	MWS14233	Possible Field Boundary or Field Drain, Rusper	FIELD BOUNDARY?, FIELD DRAIN?	524604	138195
42	MWS14285	Ditch or Possible Enclosure, Rusper	DITCH, ENCLOSURE	523808	138116
43	MWS14238	Field Boundary, Rusper	FIELD BOUNDARY, FIELD DRAIN	524433	138085
44	MWS13851	Drainage Ditch, Rusper	DRAINAGE DITCH	524629	137938
45	MWS14215	Palaeochannel or Drain, Rusper	PALAEOCHANNEL, DRAIN	524307	137917
46	MWS14217	Palaeochannel, Crawley	PALAEOCHANNEL	524635	137805

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47	MWS14216	Palaeochannel, Crawley	PALAEOCHANNEL	524662	137777
48	MWS14211	Palaeochannel, Rusper	PALAEOCHANNEL	524103	137776
49	MWS14286	Field Boundary, Crawley	FIELD BOUNDARY	524666	137756
50	MWS14273	Field Boundary, Crawley	FIELD BOUNDARY, BANK (EARTHWORK)	524736	137727
61	MWS14279	Area of possible Ridge and Furrow, Rusper and Crawley	RIDGE AND FURROW	525405	139044
62	MWS14278	Field Boundary, Rusper	FIELD BOUNDARY, BANK (EARTHWORK), RIDGE AND FURROW?	525170	138853
63	MWS14230	Area of possible Ridge and Furrow, Rusper	RIDGE AND FURROW	524888	138507
64	MWS14232	Oxbow Lake, Rusper	LAKE	524738	138213
65	MWS14236	Area of possible Ridge and Furrow, Rusper	RIDGE AND FURROW	524600	138201
66	MWS13840	A Circular Mound and Ditch, Rusper	MOUND, DITCH, MOTTE?	524624	138034
67	MWS9454	Bonwicks Place Historic Farmstead, Rusper	FARMSTEAD	523493	137740
68	MWS14272	Rectilinear Enclosure, Crawley	RECTILINEAR ENCLOSURE	524624	137679
69	MWS14295	Area of possible Ridge and Furrow, Rusper	RIDGE AND FURROW	524180	137594
70	MWS11351	Heath Cottage Historic Farmstead, Rusper	FARMSTEAD, FARMHOUSE	524418	136651
71	MWS13756	A Possible Quarry or Pit, Rusper	QUARRY?, PIT?	523393	136100
72	MWS13754	Square Enclosure, Rusper	ENCLOSURE, STRUCTURE	523056	135999

Non-Designated Historic Buildings/Structures Identified During This Assessment

Project ID	Name	Period	Easting	Northing
A1	Whitehall Lodge, Rusper Road	Post-medieval	52424	13669
A2	The Hyde, Rusper Road	Post-medieval	52415	13668
A3	Ifield Golf Club Sports Hall	Modern	52411	13670
A4	Ifield Golf Club Dormy House	Modern	52413	13672
A5	Drughorn Memorial	Modern	52409	13678
A6	Emmanuel Cottage, Rusper Road	Post-medieval	52421	13694
A7	Pound Cottages	Modern	52380	13727
A8	Ifield Court Farmhouse	Post-medieval	52455	13840
A9	Barn at Ifield Court Farm	Post-medieval	52462	13843
A10	Ifield Court Farm Range and Dairy	Post-medieval and modern	52462	13848
A11	Ifield Court Hotel	Post-medieval	52474	13841
A12	The Druids	Post-medieval	52445	13821
A13	Ifield Court Lodge	Post-medieval	52488	13869

Archaeological Events within 500m Study Area

HER Identifier	Name	Description	Easting	Northing	Within the Site?	Type
EWS1103	Apple Tree Farm, Ifield	This report provides an archaeological desk-based assessment, watching brief and geoarchaeological overview for the site known as Apple Tree Farm, Ifield. The watching brief recorded the geological sequence of the area, overlain by ploughsoil of undetermined date. The watching brief was conducted on the excavation of 24 test pits dug to assess possible contamination of the site. No archaeology was observed in any of the areas exposed by the test pits, other than a modern field drain. No features or finds of archaeological significance were identified.	525359	138126	No	BDBA, watching brief, geotech pits
EWS1298	An Archaeological Watching Brief	An archaeological watching brief was undertaken at St. Margaret of Antioch Church, Ifield during the removal of the	524701	137574	No	Watching brief

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	maintained on Refurbishment Work undertaken within St. Margaret of Antioch Church, Ifield, Near Crawley	church floor prior to its replacement. The project confirmed that the medieval floors once associated with the presumed 14th Century nave and aisle have largely been destroyed by later activity. However, the discovery of in-situ Sussex Marble below tiles removed from near the pulpit and beneath a lifted grave slab to the west of the nave suggests the possible survival of extant floors at and beyond the extremities of the investigated areas. Indeed, flagstones found in spatial association with two of the five 14th century column bases exposed during the monitoring may also represent the remnants of an early and perhaps medieval 'surface'. Two brick vaults were also documented as a result of the watching brief.				
EWS1775	Mill Cottage, Ifield, Crawley - Watching Brief	An archaeological watching brief was carried out during groundworks for an extension at Mill Cottage, Ifield. The site is located immediately to the north of Ifield Mill. Mill Cottage is believed to have been constructed as a barn before conversion into a dwelling in the 1930s. The watching brief showed that there had been extensive recent truncation and mixing of deposits at the site. No archaeological features were revealed during the watching brief, although a small assemblage of 20th century glassware was recovered from the garden soil at the site. The non-domestic, commercial nature of the glass bottle assemblage can be explained by the association of the barn with Mill House, which was licenced during the 20th century. A small assemblage of blast furnace slag was also recovered from the garden soil. The garden is in close proximity to a known area of iron working to the north	524509	136475	No	Watching brief
EWS883	Crawley Schools Private Finance Initiative, Ifield Community College, Crawley, West Sussex - Archaeological Evaluation Report	An archaeological evaluation revealed no significant archaeological features. Several modern field drains were noted and two undatable flint flakes and occasional modern artefacts were found but not retained.	525356	136899	No	evaluation

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EWS1319	Geophysical Survey Report, Upper Mole FAS, Ifield	Three gradiometer magnetic surveys were carried out over an area of approximately 17 hectares of land near Ifield, West of Crawley. Each of these revealed a number of geophysical anomalies. Although many of the anomalies can be identified as extinct field boundaries and the old river course still a few anomalies were unexplained and thought to be of possible archaeological origin.	524705	138082	Yes	Geophysical Survey
EWS1477	Apple Tree Farm, Crawley - Watching Brief	An archaeological watching brief was carried out at Apple Tree Farm, Ifield, in advance of the construction of a community centre and car park. No archaeological remains were observed in the temporary service trench. Two thirty metre trenches were also excavated. No finds were recovered except late 19th and 20th century pottery fragments from the overlying deposits.	525295	138286	No	Watching Brief
EWS1739	Gatwick Airport R2 Heritage Assessment: LiDAR Analysis	Analysis of LiDAR data for 7400ha surrounding Gatwick Airport was undertaken as part of the heritage assessment works relative to the proposed second runway (R2) at the airport. LiDAR data collected by the Environment Agency was manipulated and visualised in conjunction with an assessment of existing HER records in order to identify, characterise and map previously unrecorded features of archaeological interest. Over 200 new features were documented, mostly relating to historic agriculture and land division, but also including several undocumented earthworks, enclosures, mounds and other features likely to be of archaeological importance. A study number (or 'AOC' number) was allocated to every feature digitised. On identification each feature was allocated a 'class', indicating the best estimate of the nature of the feature identified, and a 'super-class' was then applied in order to group features into the following categories: Agricultural, Earthwork or enclosure, Mound, Quarries, pits and ponds, Roads and tracks, Indeterminate and Non-archaeological. In order to complement the analysis of aerial imagery undertaken in 2014, the corresponding features were assessed in the LiDAR data. Many of the features identified in that study are missing from the LiDAR data, often owing to construction or	526238	140291	Yes	LiDAR

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		changes in land use since the time of the photography. As part of the initial archaeological assessment works, a walkover survey was carried out. This walkover identified 20 features of likely possible archaeological significance.				
EWS1792	Waterfield Primary School, Crawley - Watching Brief	An archaeological watching brief was carried out at Waterfield Primary School, Crawley, during groundworks for a new school building. No archaeological finds or features were recorded within any of the monitored groundworks.	524372	135798	No	Watching brief
EWS1819	Land west of Bewbush, Crawley - Walkover Survey and Site Investigation	An archaeological investigation was carried out on land to the west of Bewbush, Crawley, in advance of residential development. A walkover survey was carried out within Pondtail Shaw and the ground to north of the railway line to identify the remains of bell pits within the woodland, and also to assess the survival of any remains associated with Little Bewbush Farm and the brick footings noted previously to east of Bewbush Pond dam, on the eastern site boundary. The woodland survey identified three concentrations of bell pits. The bell pits were universally 4-7m in diameter and survived as hollows 0.5 – 1m deep, with undulating ground surrounding the visible pits suggesting further remains may be hidden beneath overgrown spoil heaps. A further 19 bell pits were located in a ribbon to west, along the boundary of the railway. These were of similar dimensions and were positioned randomly throughout the northern 20m of the woodland. In addition, several banks were located within the woodland with two banks appearing to be closely associated with the bell pits, apparently positioned to carry water away from the bell pits, towards gullies with lead to Pondtail Brook. The bell pits possibly date to medieval or even possibly Roman iron working. A pair of rectangular pits were noted in the western portion of Pondtail Shaw. The two waterlogged pits are rectangular in plan, orientated north-south and approximately 1m by 1.5m in size, with vertical sides and a quantity of spoil surrounding them. It is unsure whether these are geotechnical test pits or foxholes dug as part of a wartime exercise. The area of the site north of the railway was also walked. The	523379	135194	No	Walk over survey and site investigation

	<p>location of bell pits in a small patch of woodland adjacent to the railway line and to east of Capon Grove was verified. In addition, an oval hollow approximately 30m in diameter (north-south) and 20m (east-west) filled with water was identified about 50m east of the bell pits. This is thought to be a possible marl or brick clay pit. The ground to the north of the railway, was also walked to inspect for concentrations of pottery or other artefactual material. This area was under ploughed cultivation. Fragments of brick and flint were noted sparsely covering the fields. The area of Little Bewbush Farm was also inspected but no evidence of material relating to any structures were identified. An inspection was made of the surviving evidence for Mill Farm and the mill/leat system that utilised Bewbush pond prior to drainage and becoming a landfill site. A brick footing was noted in the path leading along the eastern boundary of the site. It was in relatively close proximity to another feature – a small vertical stone-lined pit, which is thought to be a well. This appeared to be of drystone construction. Around 30m to the south a cylindrical stone was noted lying alongside the track. This contained a square socket on its central long axis, suggesting a socket for a longitudinal shaft for a roller mill. A brick built sluice was also identified, which had been constructed to channel water through a tunnel. It appeared to have a staggered two-tier tunnel arrangement with the upper tunnel controlled by a steel plate door operated by a worm gear on the upstream side, which issued into a deep outfall similarly constructed in brick. An informal inspection of the views from the moated Bewbush Manor towards the site were also undertaken. The purpose of the inspection was to informally assess the potential impacts of the proposed developments on the scheduled monument. No setting issues were identified; on account of tree cover screening the site. An intrusive site investigation also took place, with 9 trenches located in the south-eastern quadrant of the site. A linear feature was located on the summit of Two Trees Hill, to the south of this area, and was interpreted as a possible hedge or other “soft” boundary, with a linear feature noted</p>				
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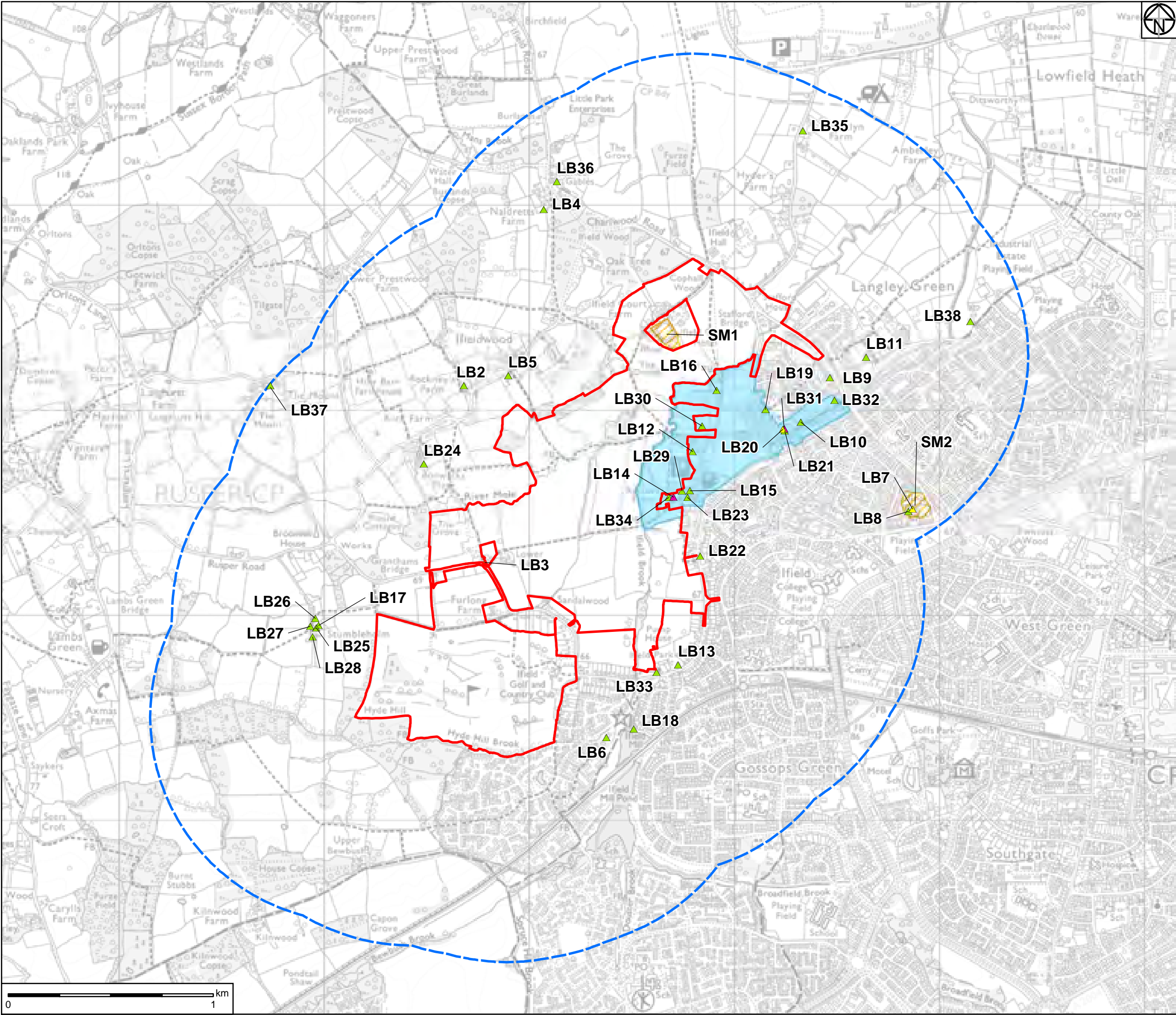
		20m to the south, interpreted as a further possible boundary. No further archaeological features were identified.				
EWS980	An Archaeological Watching Brief at Appletree Farm Roundabout, Crawley, West Sussex	Watching brief at Appletree Farm roundabout discovered two ditches with associated banks.	525398	138271	Yes	Watching brief
EWS1169	The Moat House (Hovel), Ifield Court Farm, Rusper - Historic Building Recording	Historic Building Recording, carried out by Dr. Annabelle F. Hughes, of the Hovel at Ifield Court Farm, Rusper, built towards the end of the eighteenth century. This is a four-bay cattle hovel aligned roughly north-south at right angles to the north-west corner of the converted barn that is now the Moat House. It has a pitched and tiled roof, hipped at each end, and was originally fully framed along the western elevation with horizontal weatherboarding. This boarding now partially survives along the western elevation and at the northern end. It is heavily over-grown with ivy but does have a noticeable curve. The eastern elevation is open onto what was once a yard. There are ties linking posts and immediate ties from two of the posts. Long cut-back jowls were just discernible. There is mortice evidence for arch bracing to these ties from the west. The eaves plates have edge-halved scarfing on two of the posts. The posts along the eastern elevation were originally double-pegged to the eaves; when repairs were made at two of the eaves bolted horizontal members were introduced above the posts, which were then single-pegged to the horizontal timbers. The cill beams are largely rotted away, but there is a surviving wooden trough in the northern bay. The roof has square-set ridge pieces with simple halvings throughout, to which intermittent rafters are pegged. Unbraced king struts are pegged to ties and these are numbered from 1 to 5 in Roman numerals. 1 and 2 are numbered on the northern faces and 3-5 on the south. The southern end eaves plate overhangs the present tie by some 6 inches; one of the eastern posts may have been moved back. The hovel can be identified by its curved plan on all mapping from 1839-1910. It	524658	138461	No	historic building survey

		was probably built towards the end of the eighteenth century, sited on the demesne farm of Ifield manor. There is little evidence of re-use and it is thought that the curving plan may indicate that it was built in two campaigns, close in time (the two northern bays to which the southern bays were added).				
EWS1729	Friends Meeting House, Ifield	<p>The meeting house was built just beside a 15th century house in 1675-6. The meeting house has an oblong plan and the main elevation faces southeast. The walls are of squared and tooled Sussex Stone, with a roof of Horsham Stone. There are two half-hipped gables each to the south and north, with a brick chimneystack at the southwest. The lintel of the entrance is inscribed "1676." The side (northeast) elevation has two small high-level windows, leaded and of two lights each. The rear (northwest) elevation is similar to the front with one large window. The off-centre rear entrance (with a divided, nail-studded door) is now an internal door inside a lean-to brick extension of 1957. The interior is divided into two spaces by a timber screen of 1822 with sash shutters. The space formerly used for the women's business meeting (now the library) is to the left (west), while the men's meeting room (now the meeting room) is to the east. Both rooms have unpainted dado panelling, timber floors and fixed benches against the walls. The west room has a corner fireplace and a timber-framed west wall. A large chamfered post with ogee-braces in the meeting room supports the ceiling. The elders' and ministers' stand on a dais is against the northeast wall of the meeting room. The rear extension contains a kitchen; toilets are in a lean-to rear extension behind the cottage which is internally connected to the kitchen. In 1953, a piece of land was compulsory purchased by the Crawley Development Corporation. In 1954, Friends acquired the freehold of the remainder of the site. The same year, repairs were made to the roof timbers and the panelling with financial assistance from the Historic Churches Preservation Fund. In 1970, the Crawley Friends Housing Association leased land to build a residential centre to provide accommodation for 'the</p>	525231	138461	No	building survey

		lonely' of the nearby Crawley New Town. The building (completed in 1971) was named 'Camfield' after a local Quaker family. At the same time, the attic rooms in the meeting house were converted into flats. In 2010, the kitchen was enlarged, and an accessible toilet installed. In recent years, there have been several repair campaigns, including of the roof and the south elevation. At the time of the visit, repairs were under way to the ceiling of the meeting room (damaged by a leak), and the window lintels of the north elevation. The timber-framed west wall will be repaired in 2016. The burial ground is located to the east of the meeting house. It contains about 56 headstones, dating from the 19th and 20th centuries. There is a row of plaques commemorating the burial of ashes				
EWS145	Part excav 1998	No description provided in the HER record	524650	138380	No	Excavation ?
EWS66	Cattle Barn at Stumbleholme Farm, Rusper - Site Visit	A site visit (13/02/2017) was carried out at a former cattle barn at Stumbleholme Farm, Rusper, in advance of a proposal to change the use of the barn and adjoining farmyard to a waste transfer station with ancillary skip hire and storage. No physical changes are proposed to the barn, adjoining farmyard or the access road. The barn occupies an area of approximately 255m ² and the area of farmyard, adjoining the barn's eastern façade approximately 450m ² . The barn is a Grade II Listed Building dating to the 17th century and is situated to the south-west of Stumbleholme Farmhouse. Both the Farmhouse, its garden gate and side railings (and the former Granary building and barn north of the Farmhouse) all have Grade II Listed Building status. The barn is unsealed along its eastern façade and on a section of its northern façade. The remaining external walls are constructed from a combination of breezeblock, timber and metal panelling/gates. The floor comprises a concrete base and the duo pitched roof from corrugated asbestos sheeting. Sections of both the base and the roof are damaged. Photographs were taken of the barn.	522943	136896	No	site visit

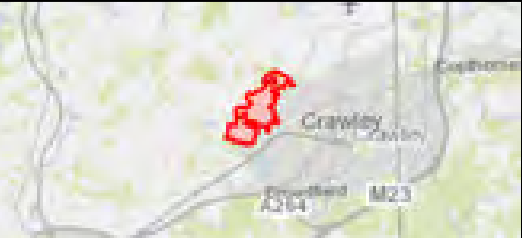
APPENDIX B

Figures



Notes:
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- Legend:
- Site Boundary
 - 1km Study Area
 - Grade I Listed Buildings
 - Grade II* Listed Buildings
 - Grade II Listed Buildings
 - 'Ifield Village' Conservation Area
 - Scheduled Monuments



P01	25/09/19	First Issue	GN	JN	AL
Rev	Date	Description	Drawn	Check	Approv

Client

Site
Land West of Ifield

HOMES ENGLAND
PROJECT:
LAND WEST OF IFIELD

Client
Homes England
Eastbrook
Shaftesbury Road
Cambridge
CB2 8BF

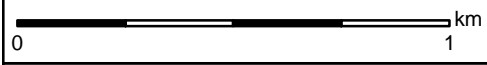
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TITLE:

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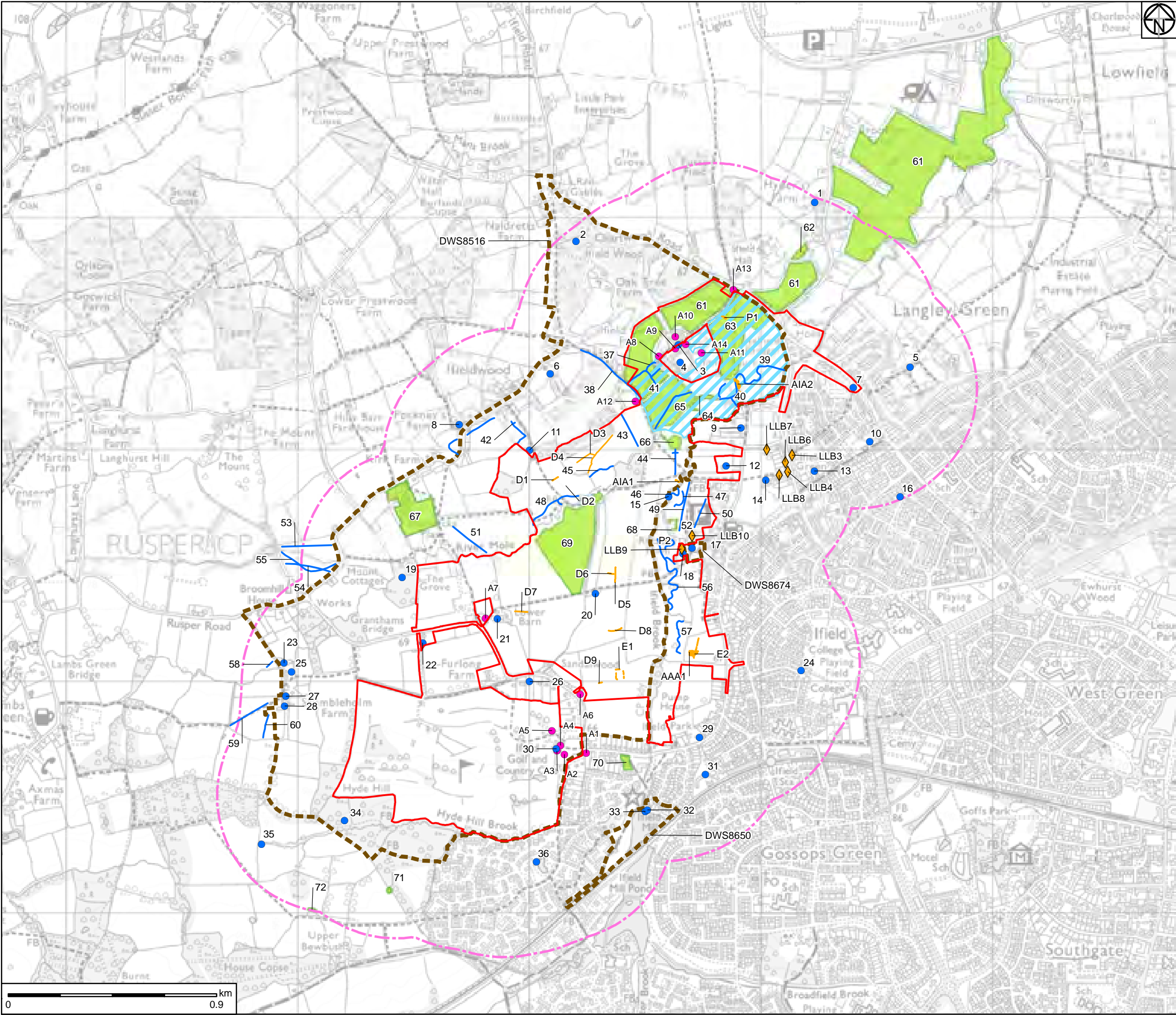
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Checked	J. Norman	Date	25SEP19	Signed
Approved	D. Lucey	Date	25SEP19	Signed
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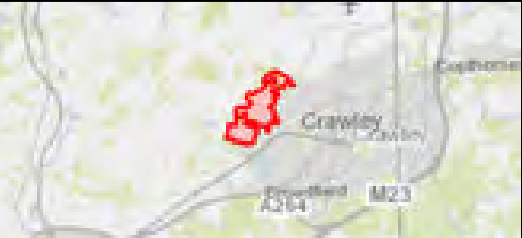
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- Legend:
- Site Boundary
 - Non-designated Parkland
 - 500m Study Area
 - Locally Listed Buildings
 - Non-designated Historic Building / Structure
 - Geophysical Survey Anomalies
 - Archaeological Notification Areas
 - Historic Environment Records [Areas]
 - Historic Environment Records [Lines]
 - Historic Environment Records [Locations]



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Client



HOMES
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**LAND WEST
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Site

Land West of Ifield

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Homes England
Eastbrook
Shaftesbury Road
Cambridge
CB2 8BF



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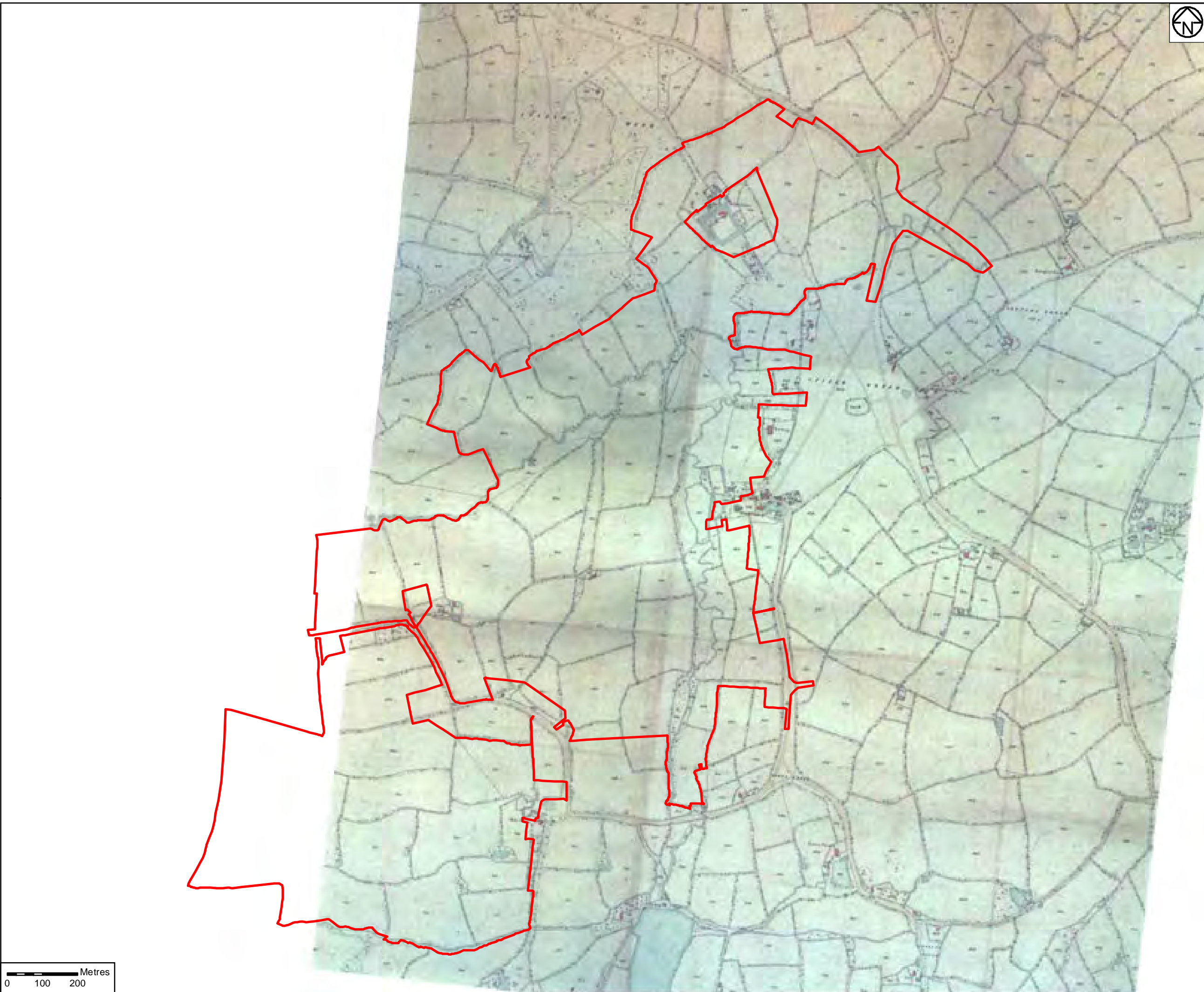
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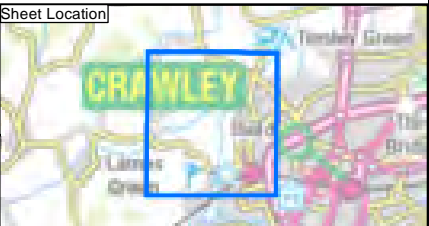
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Figure 2
Non-Designated Heritage Assets,
Historic Environment Features and
Key Geophysical Survey Results

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Approved	D. Lucey	Date	25SEP19	Signed
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Suitability Description:				



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Figure 3
1839 Tithe Map of Ifield
(Page 1 of 5)

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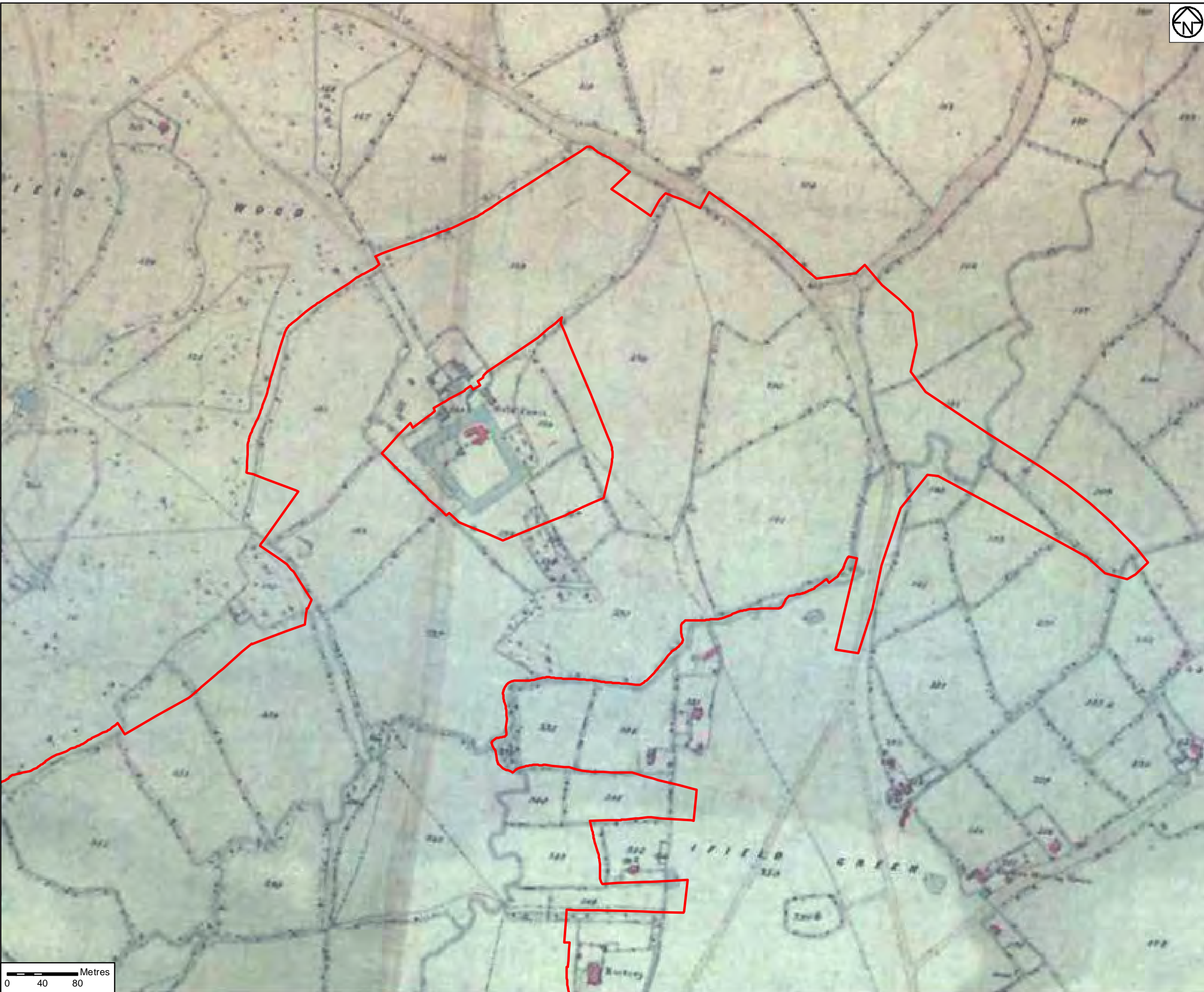
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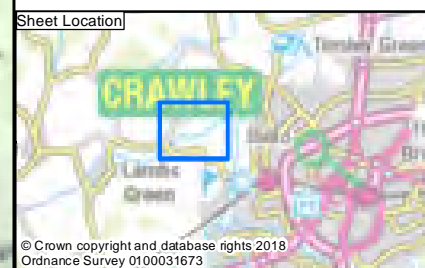
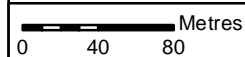
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Figure 3
1839 Tithe Map of Ifield
(Page 2 of 5)

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			Revision
			Number

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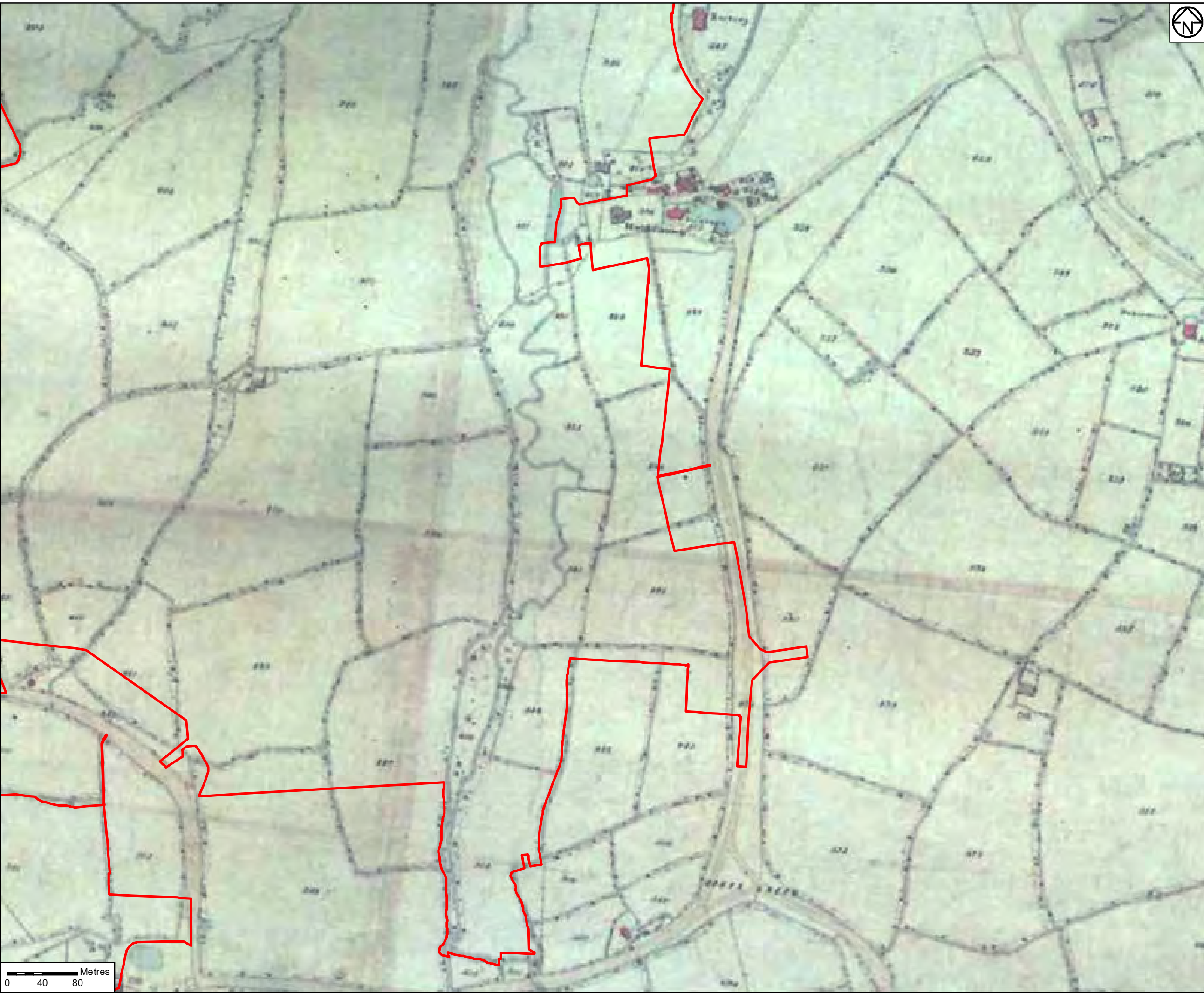
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(Page 4 of 5)

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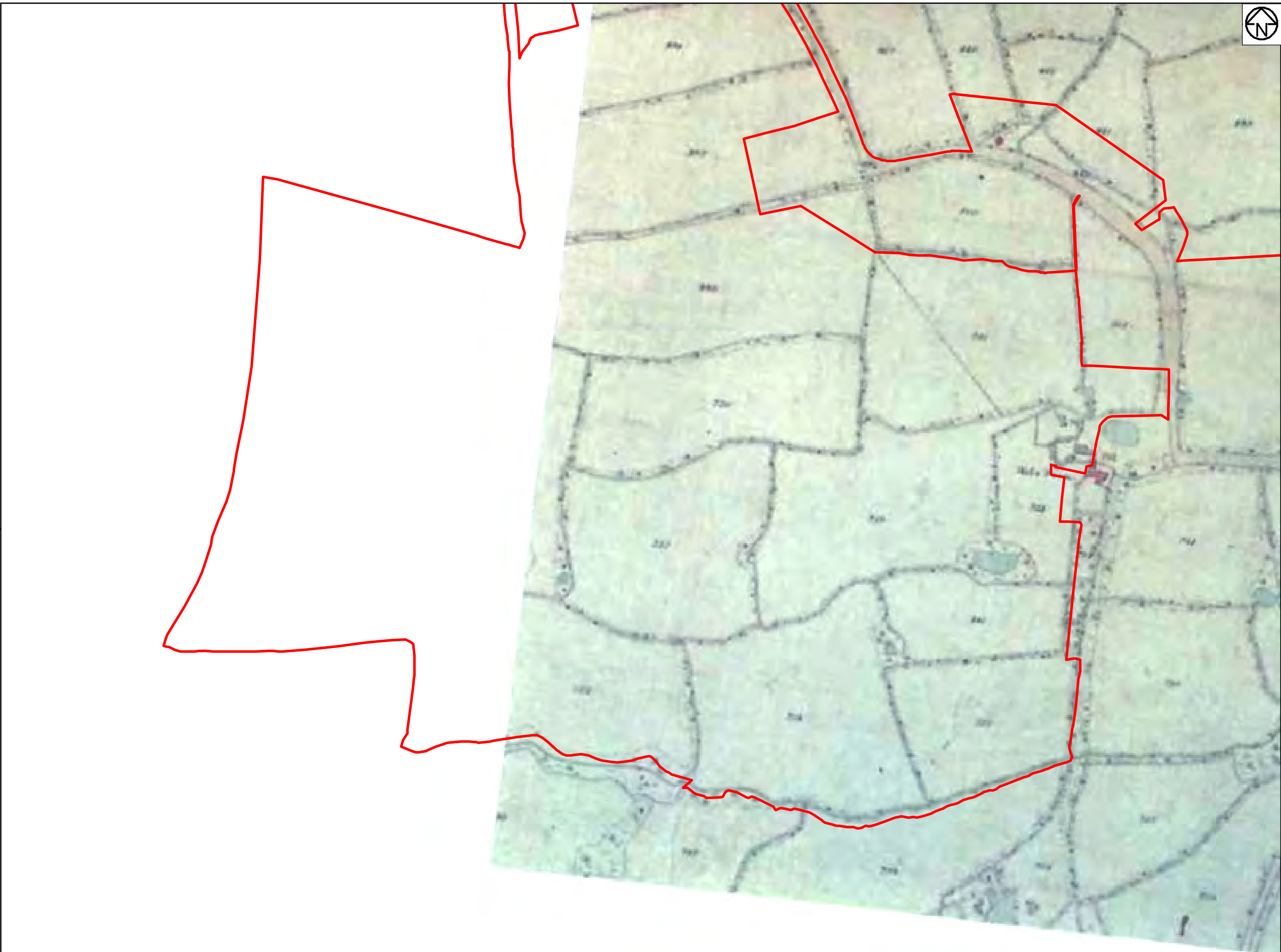
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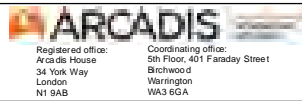
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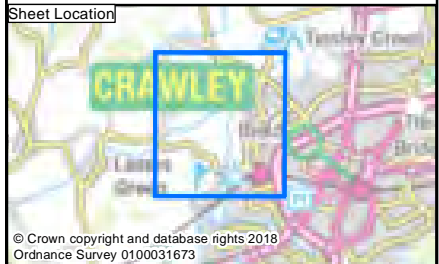
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1888 6-inch First Edition
Ordnance Survey Map
(Page 1 of 5)

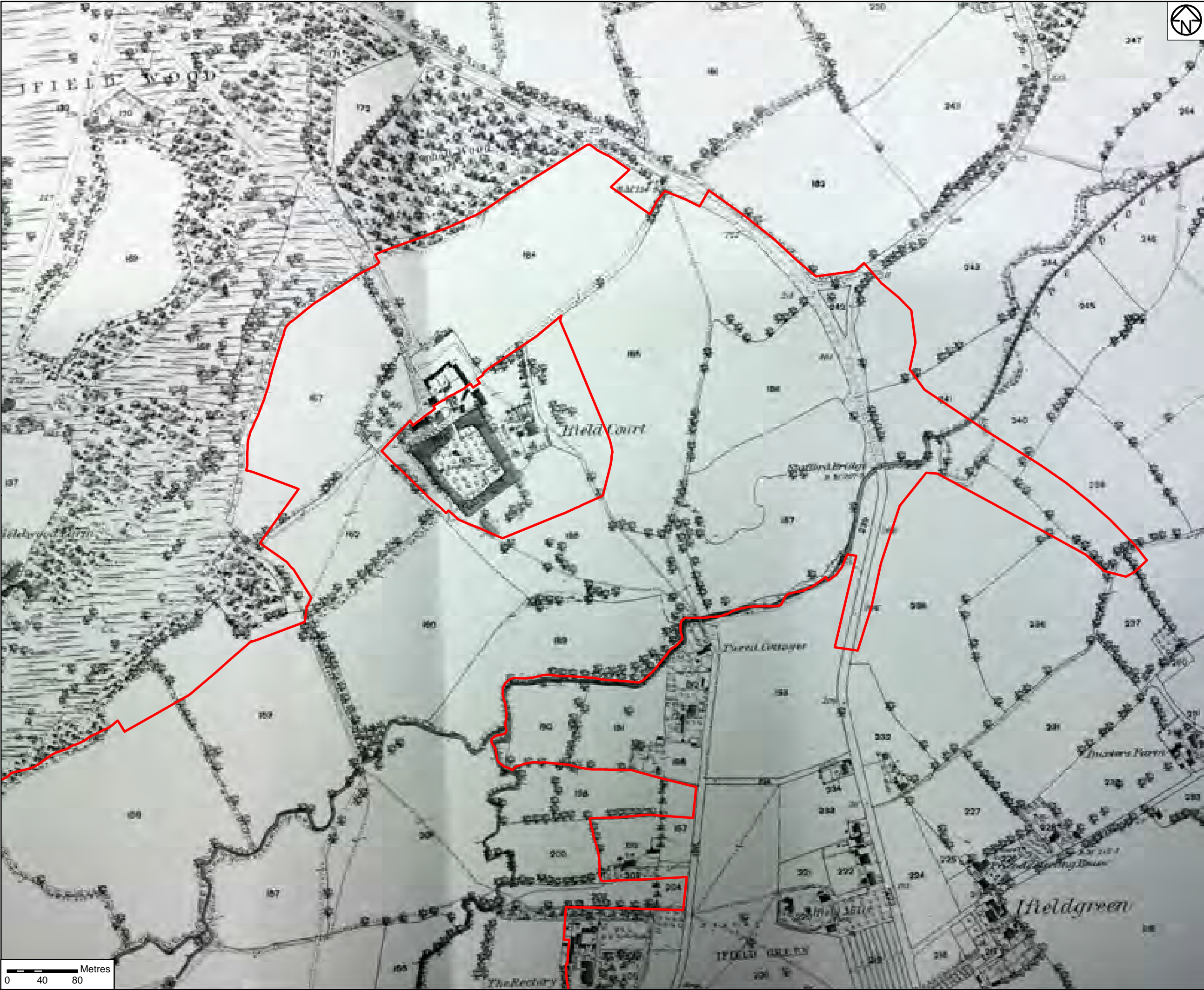
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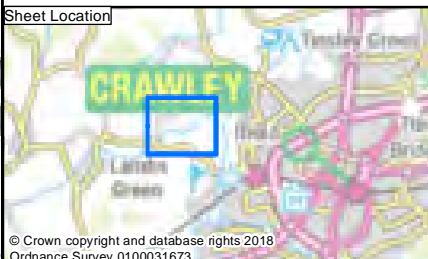
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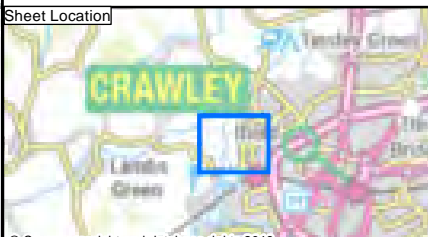
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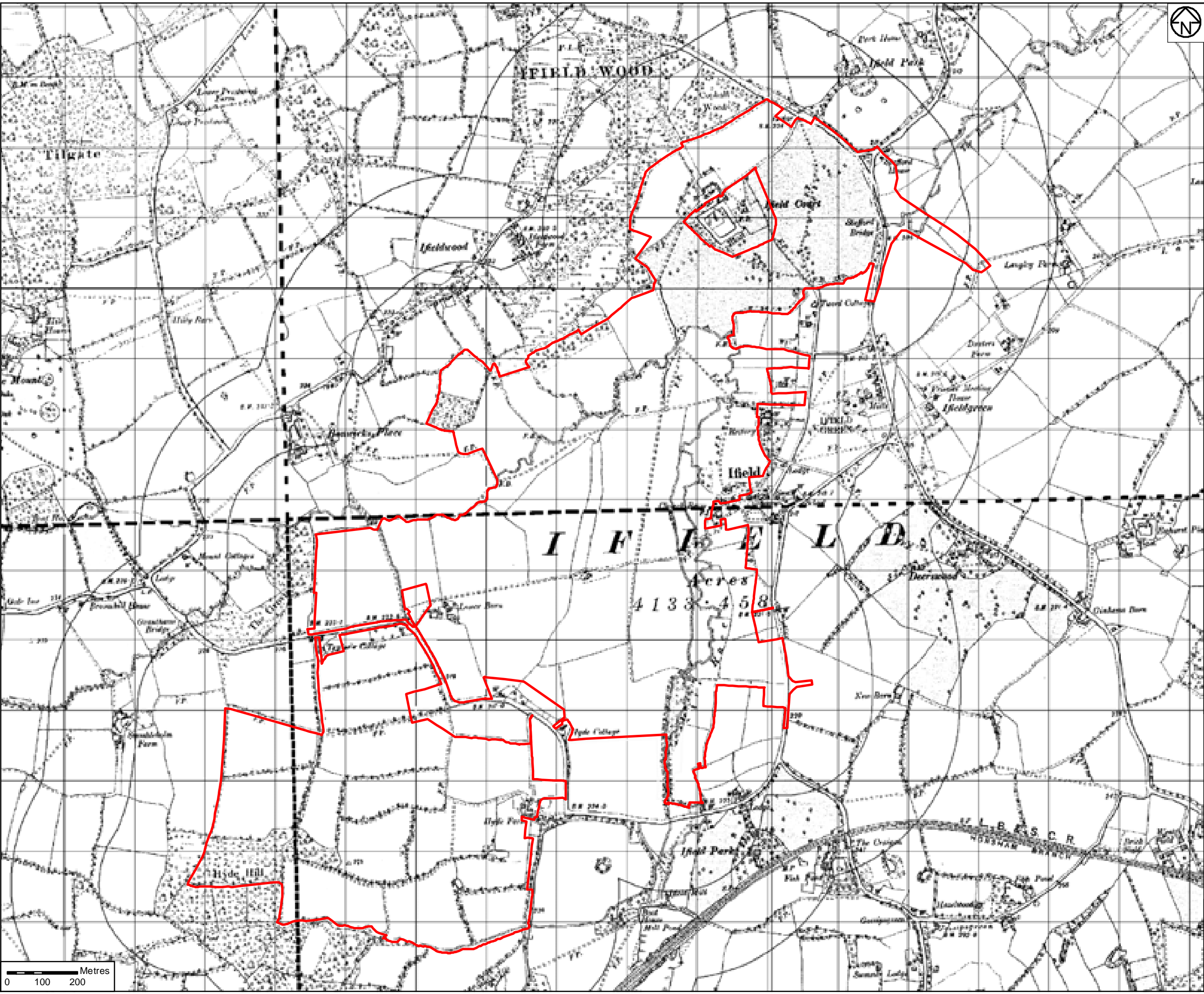
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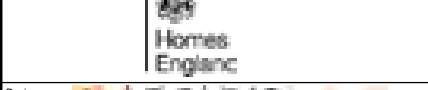
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Figure 5
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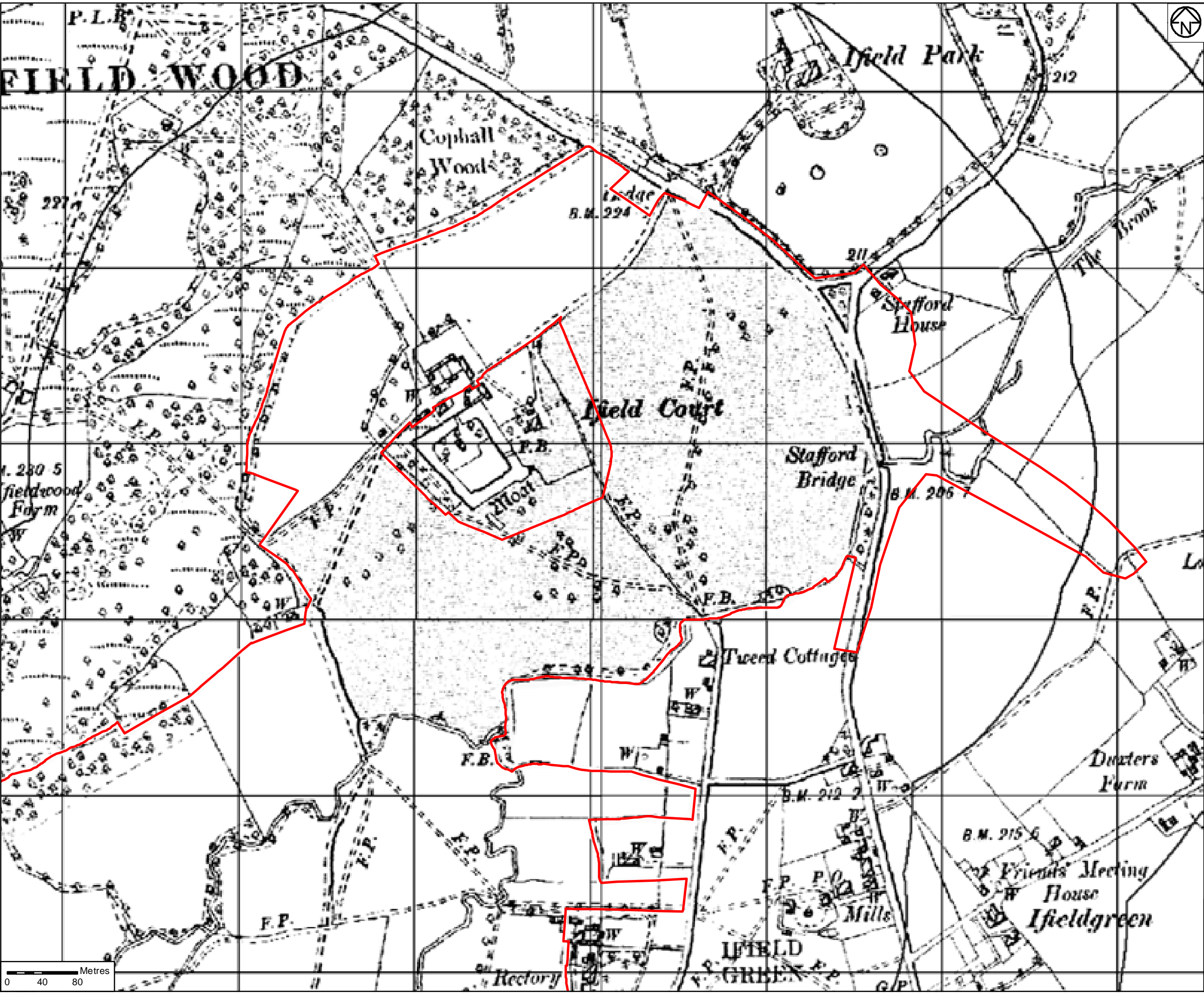
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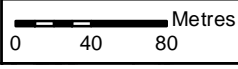
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Figure 5
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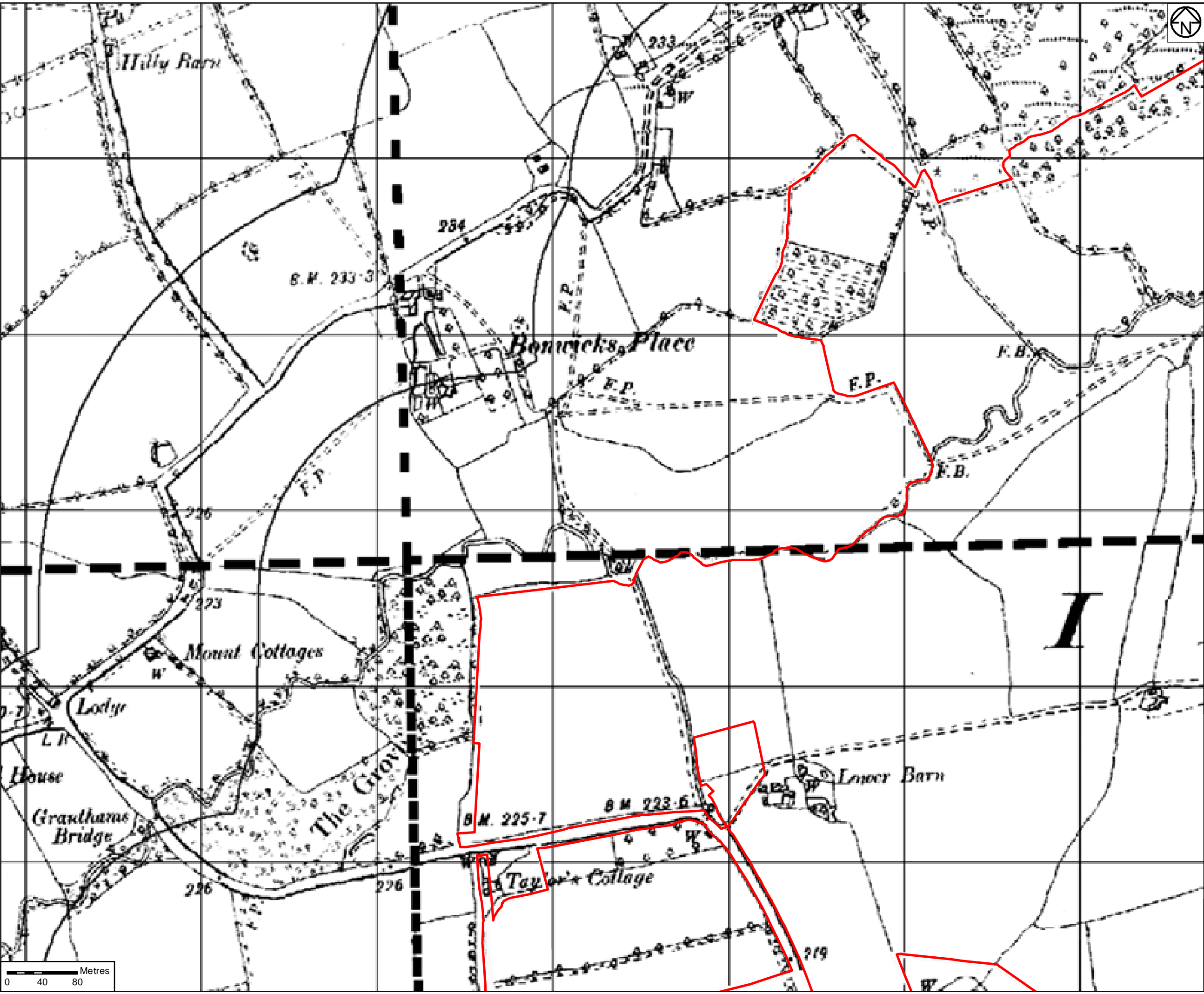
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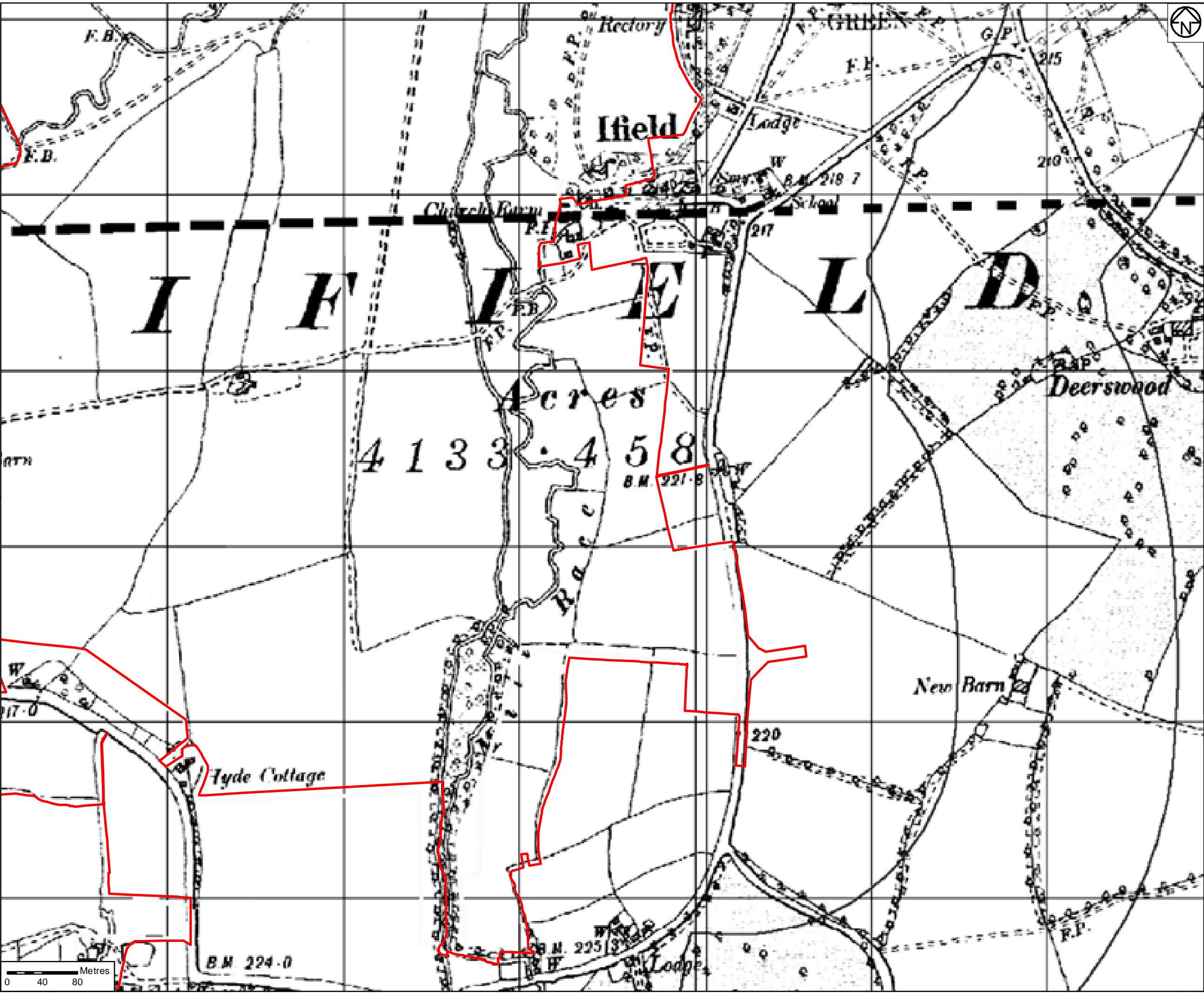
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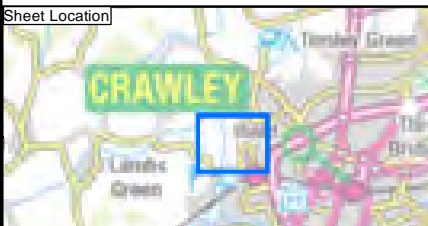
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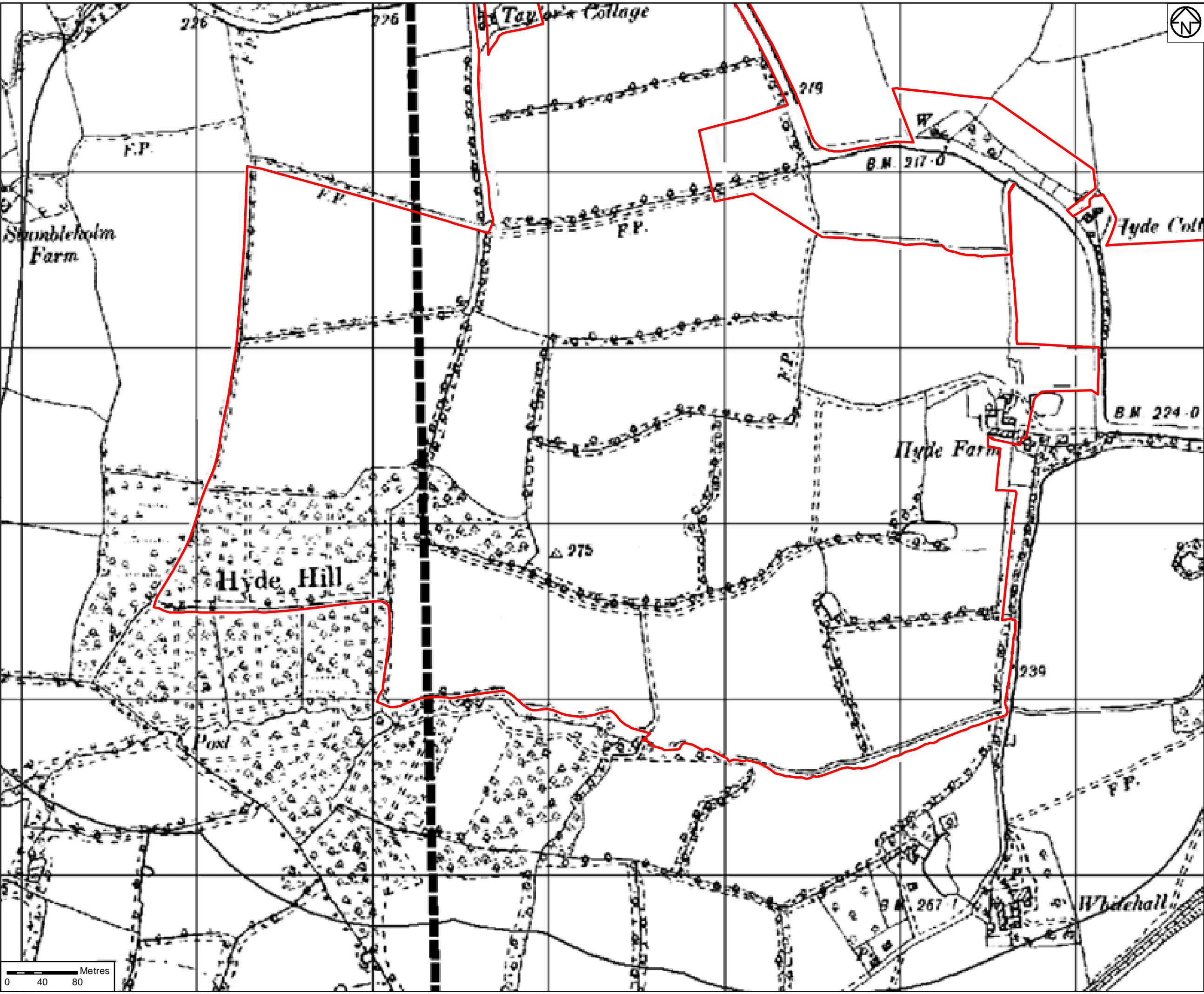
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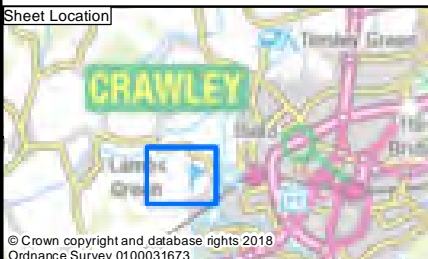
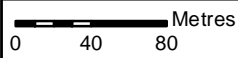
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Project
Land West of Ifield

Drawing Title
Figure 5
1898 Second Edition
Ordnance Survey Map
(Page 5 of 5)

Status	S2	Revision	01
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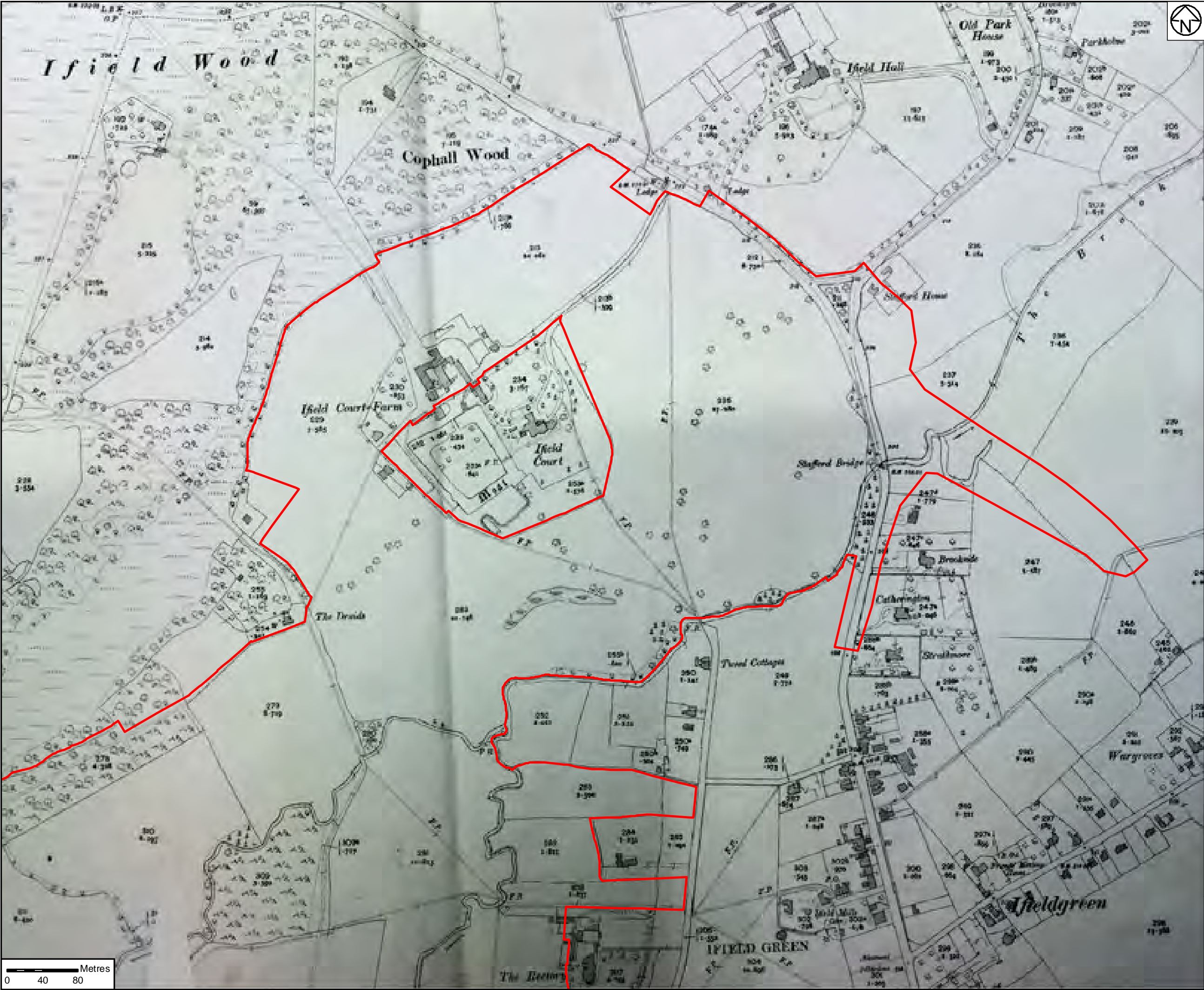
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0 40 80 Metres



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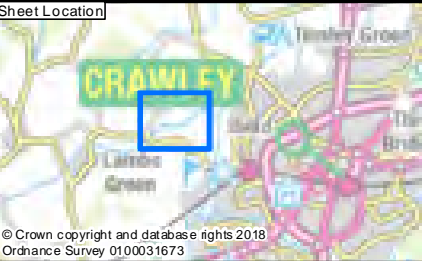
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Drawing Title
Figure 6
1932 6-inch Fourth Edition
Ordnance Survey Map
(Page 2 of 5)

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Project

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Drawing Title

Figure 6
1932 6 -inch Fourth Edition
Ordnance Survey Map
(Page 3 of 5)

Status	S2	Revision	01
Scale	1:4,000	Date	27-Sep-19
Drawn By	P. Nehete		
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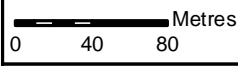
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Drawing Title
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Ordnance Survey Map
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Land West of Ifield

Drawing Title
Figure 6
1932 6 - inch Fourth Edition
Ordnance Survey Map
(Page 5 of 5)

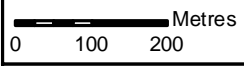
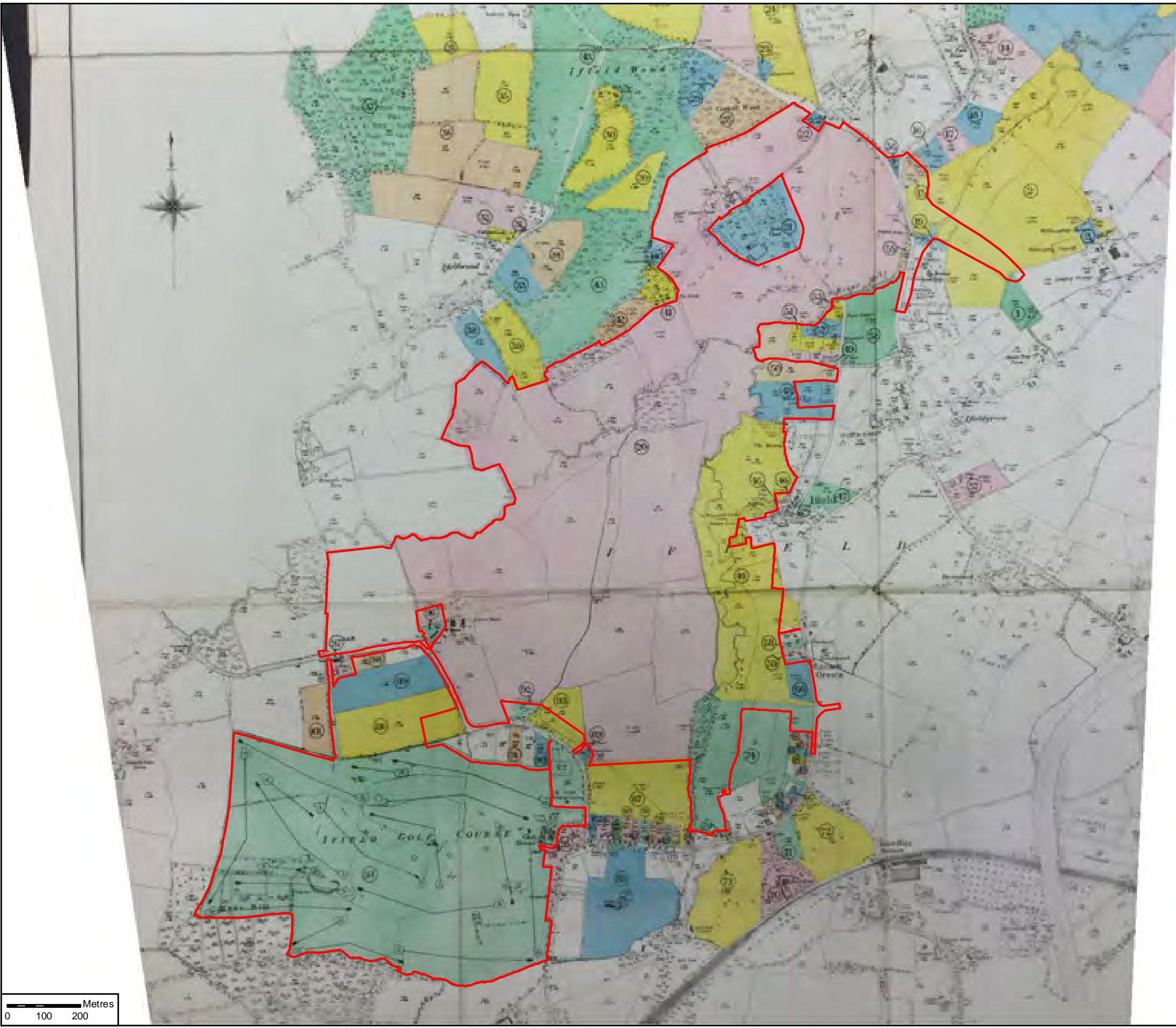
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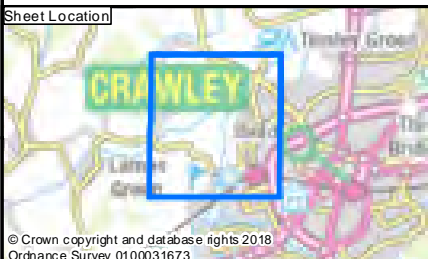
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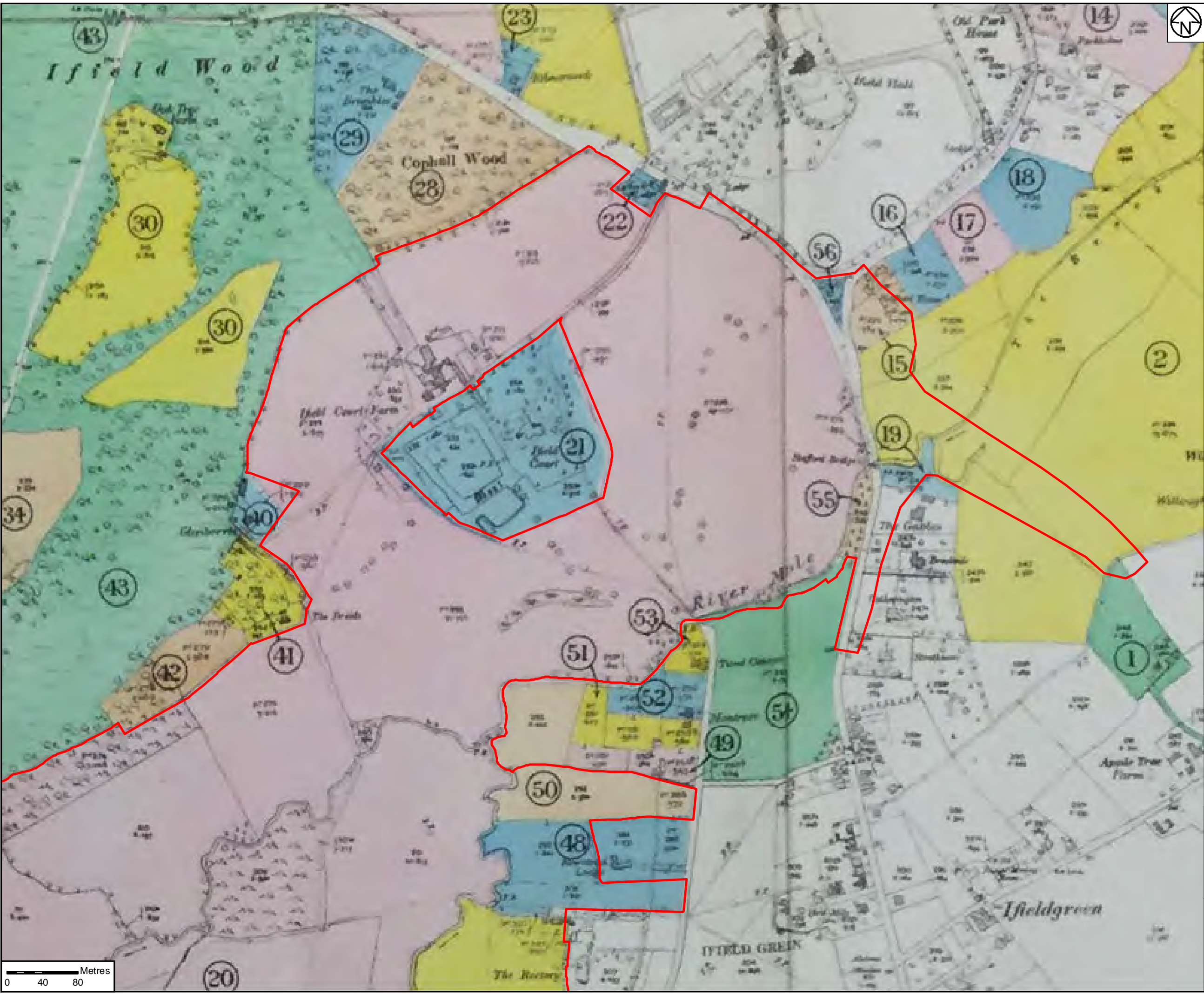
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Drawing Title
Figure 7
1943 Ifield Estate Sales Particulars
(Page 1 of 5)

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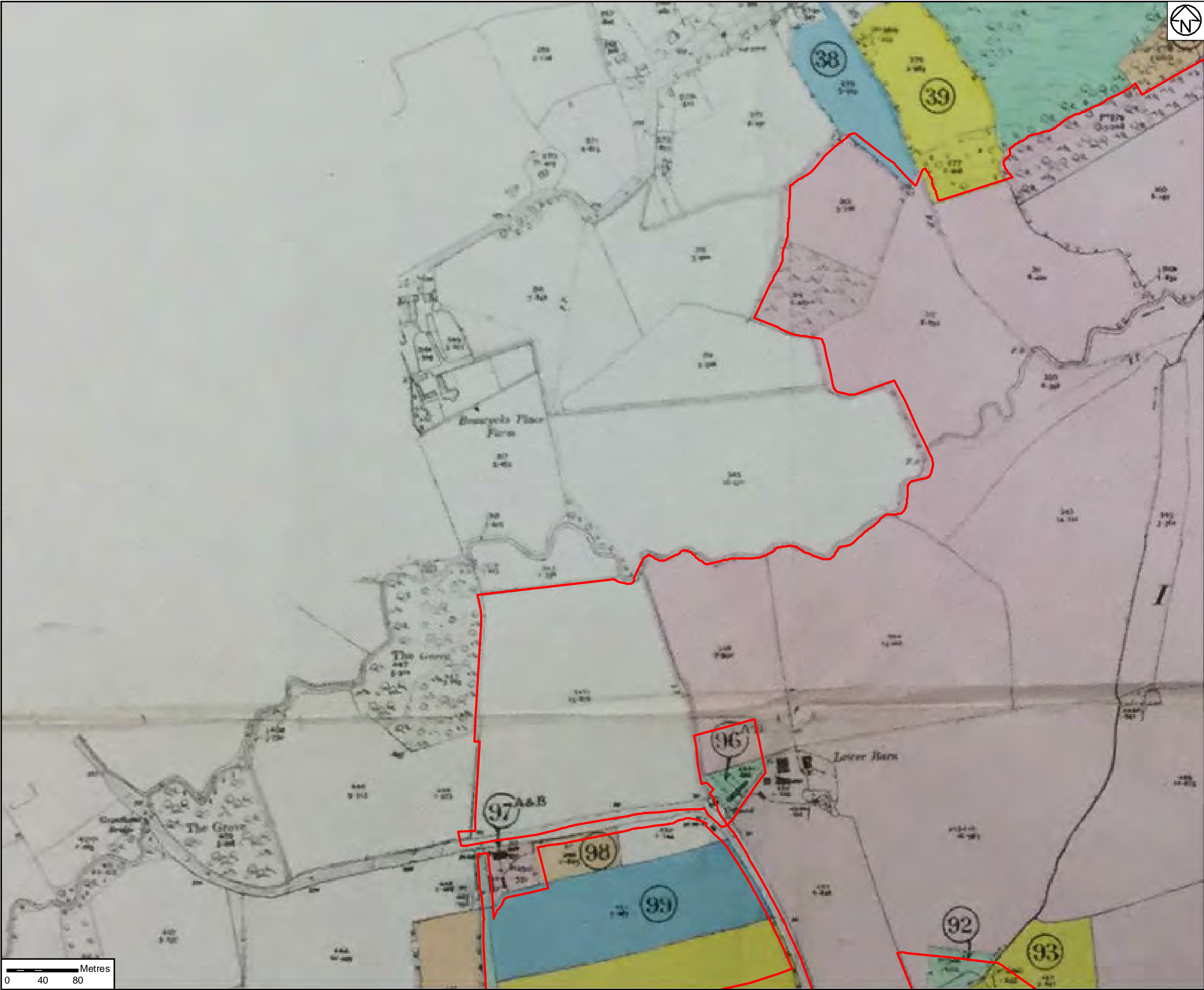
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Project
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Drawing Title
Figure 7
1943 Ifield Estate Sales Particulars
(Page 2 of 5)

Status	S2	Revision	01
Scale	1:4,000	Date	27-Sep-19
Drawn By	P. Nehete		
Checked By	J. Norman		
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Project	Land West of Ifield	Location	West of Ifield
Type	Planning	Number	0049



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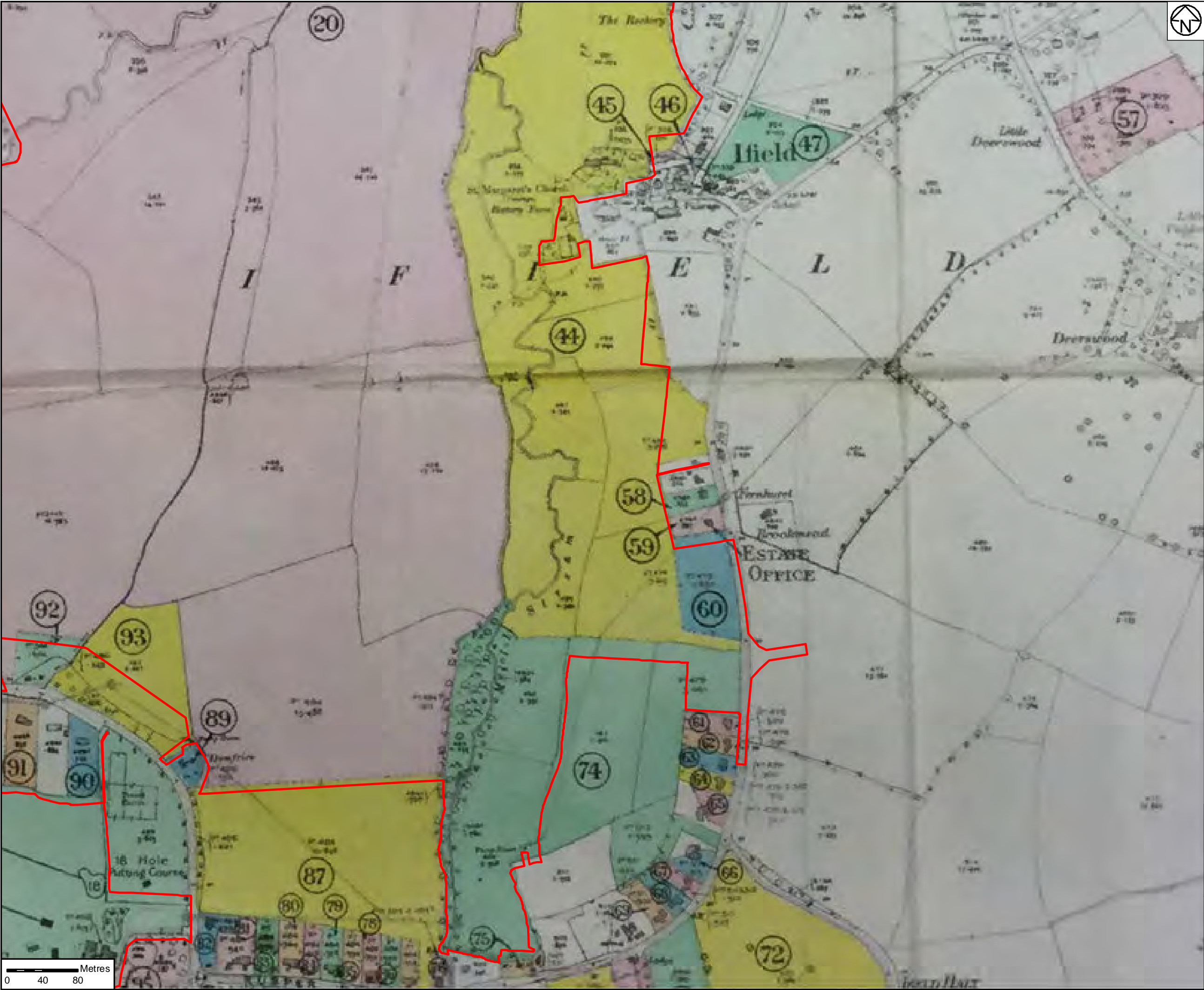
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Land West of Ifield

Drawing Title
Figure 7
1943 Ifield Estate Sales Particulars
(Page 3 of 5)

Status	S2	Revision	01
Scale	1:4,000	Date	27-Sep-19
Drawn By	P. Nehete		
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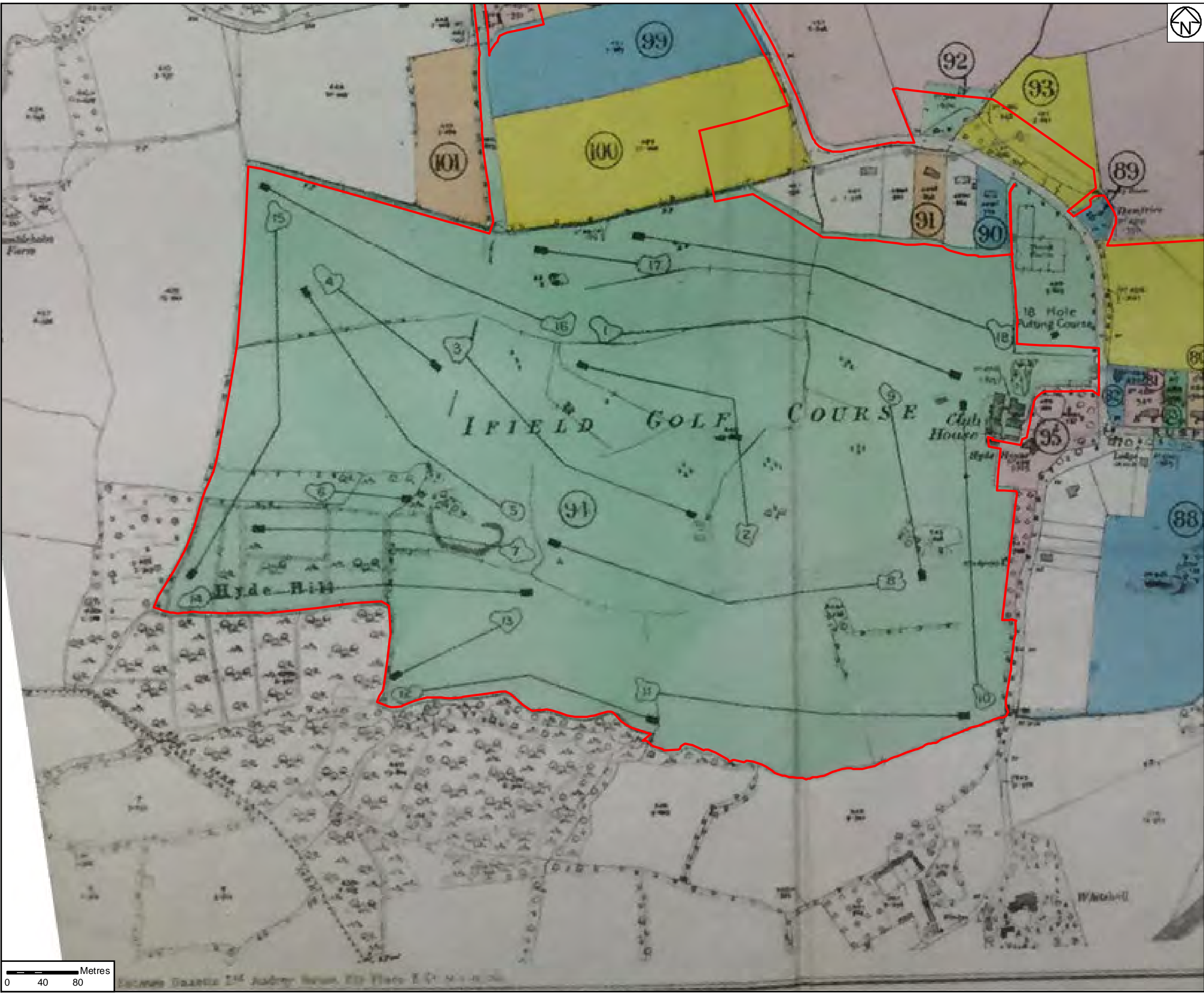
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Drawing Title
Figure 7
1943 Ifield Estate Sales Particulars
(Page 4 of 5)

Status	S2	Revision	01
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0 40 80 Metres



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Site Boundary

0 40 80 Metres



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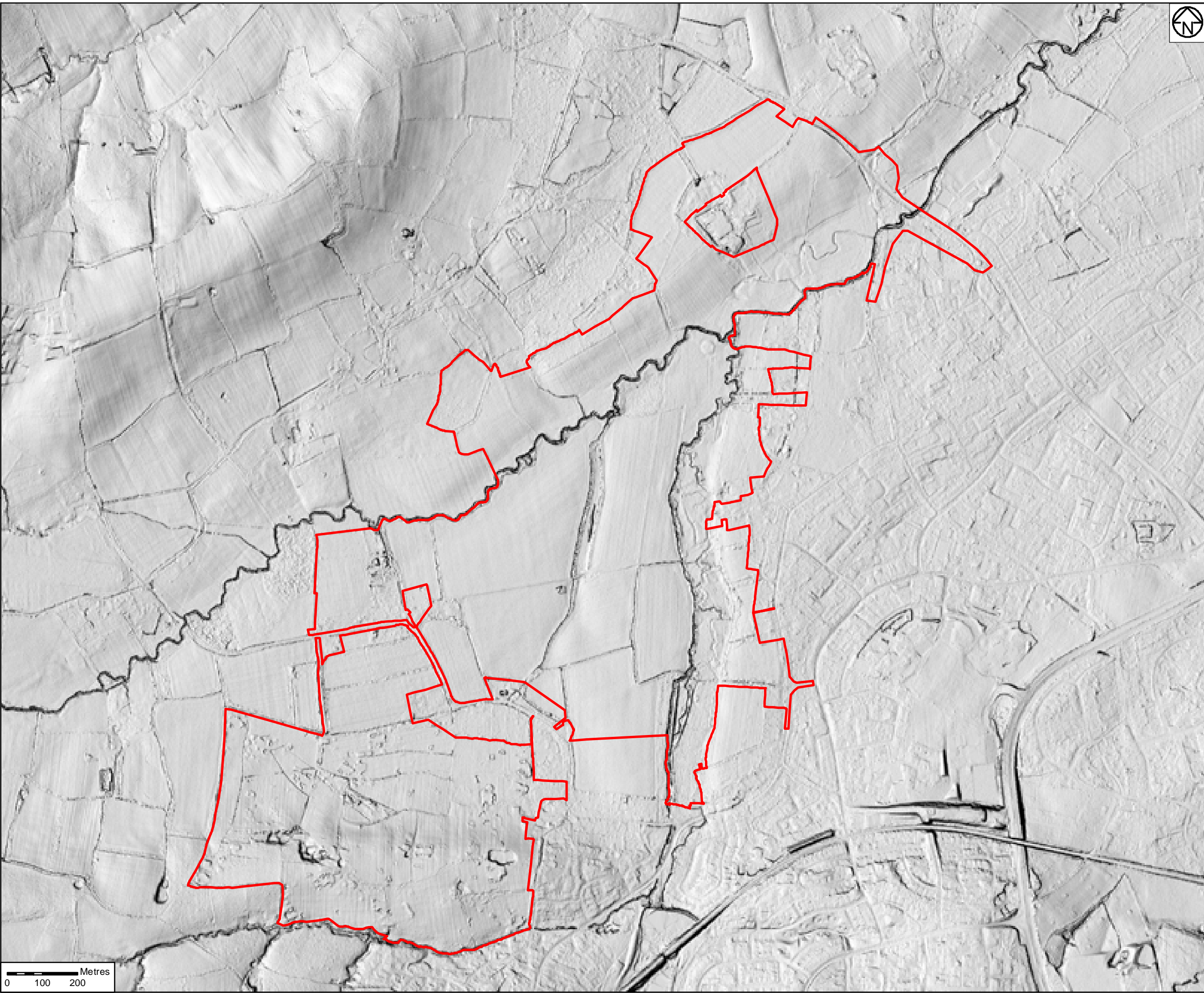
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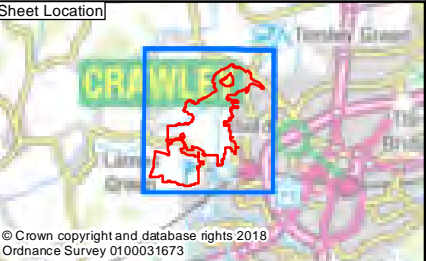
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(Page 5 of 5)

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Drawing Title
Figure 8
1m Resolution LiDAR Data
(Page 1 of 5)

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Scale	1:10,000	Date	27-Sep-19
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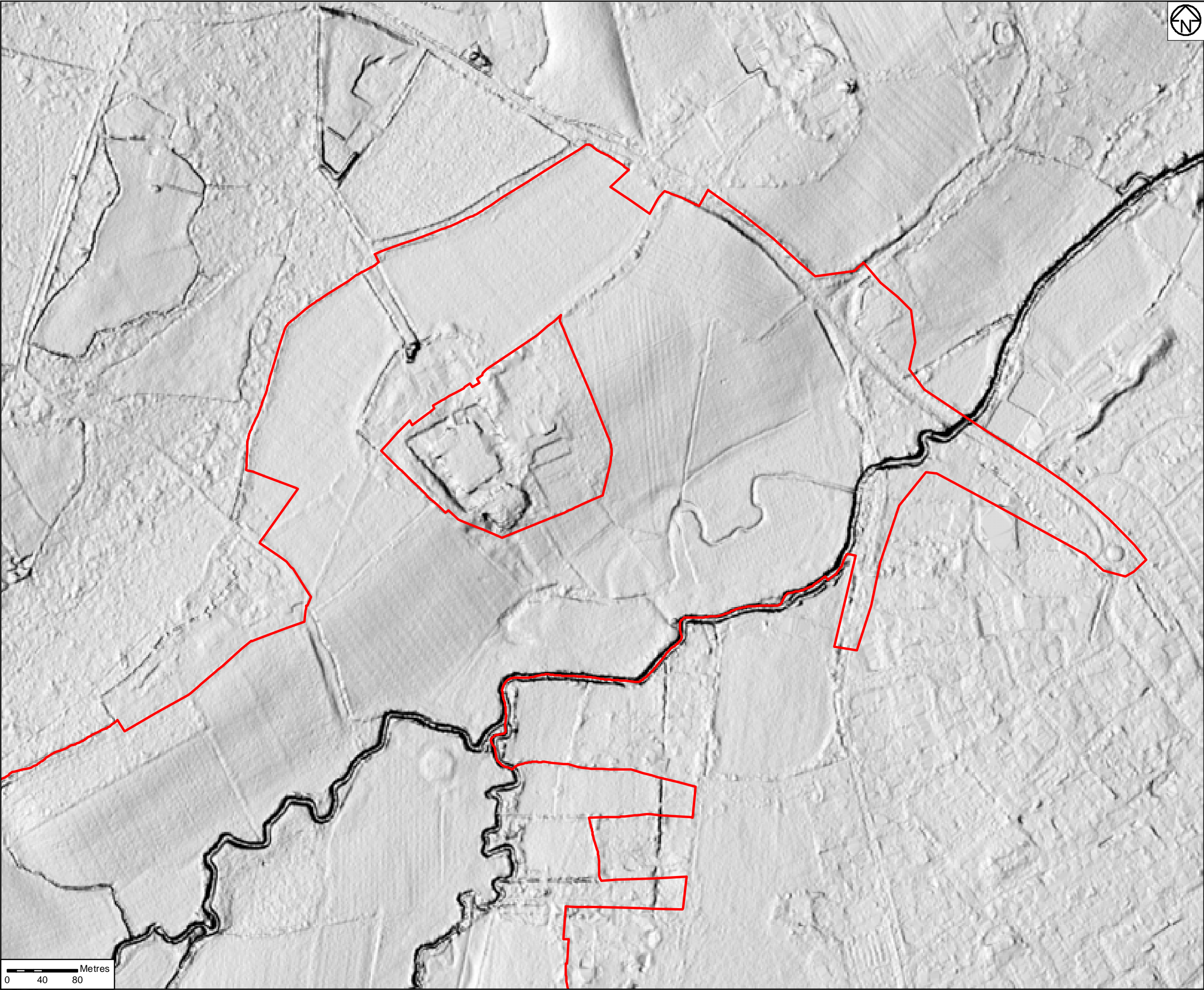
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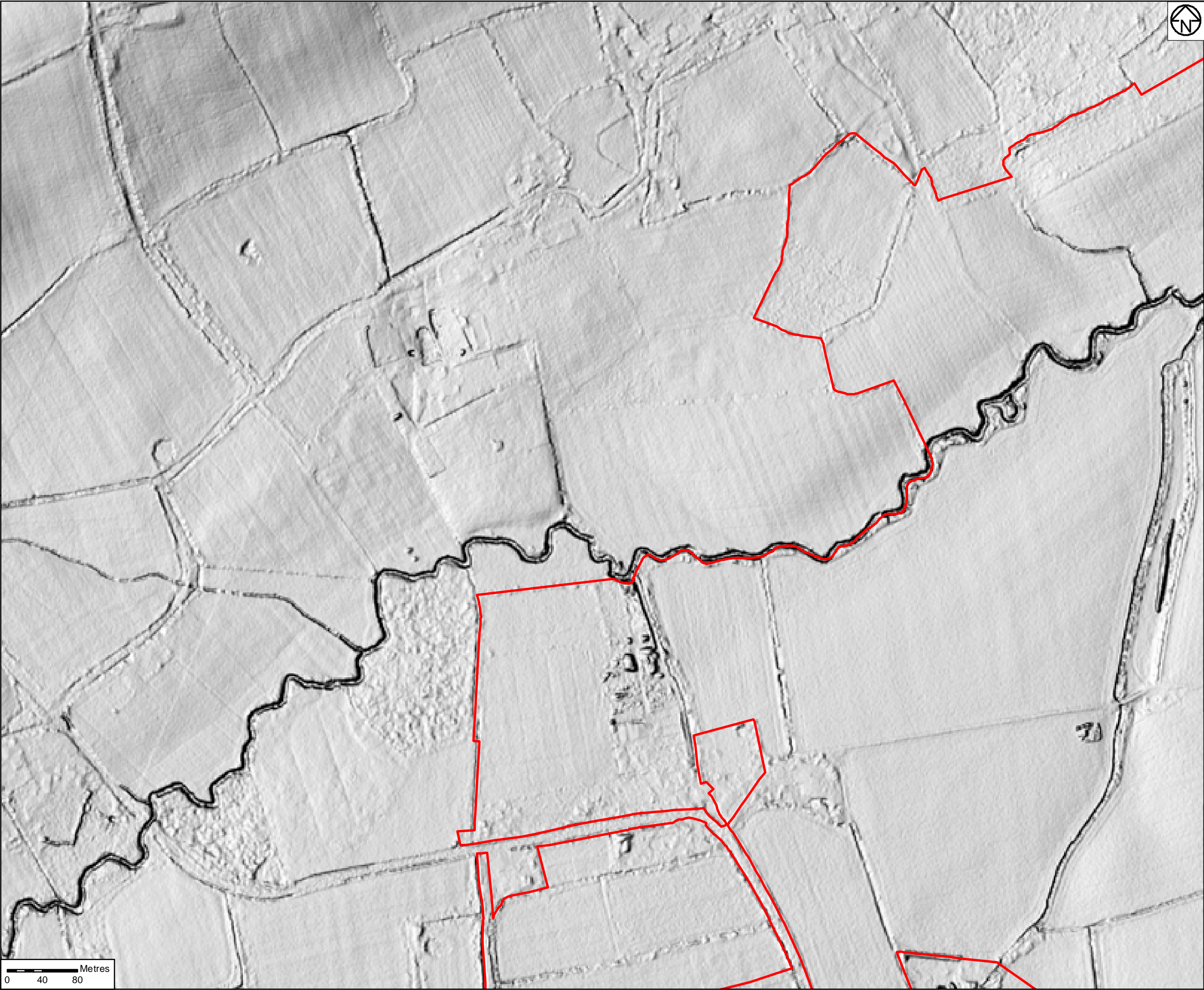
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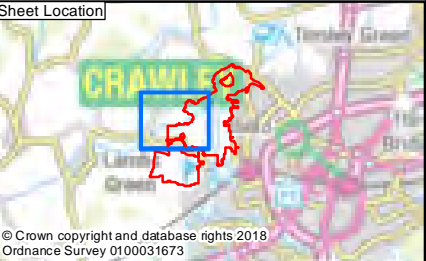
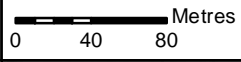
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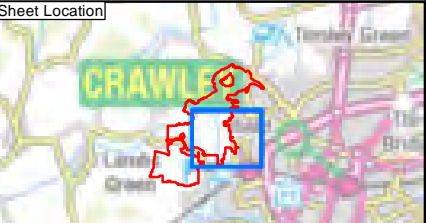
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Figure 8
1m Resolution LiDAR Data
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Drawing Title

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1m Resolution LiDAR Data
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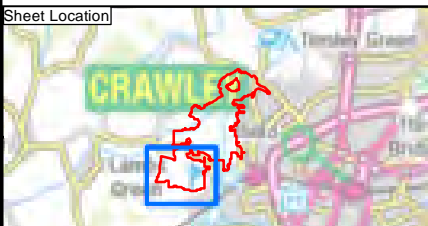
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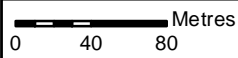
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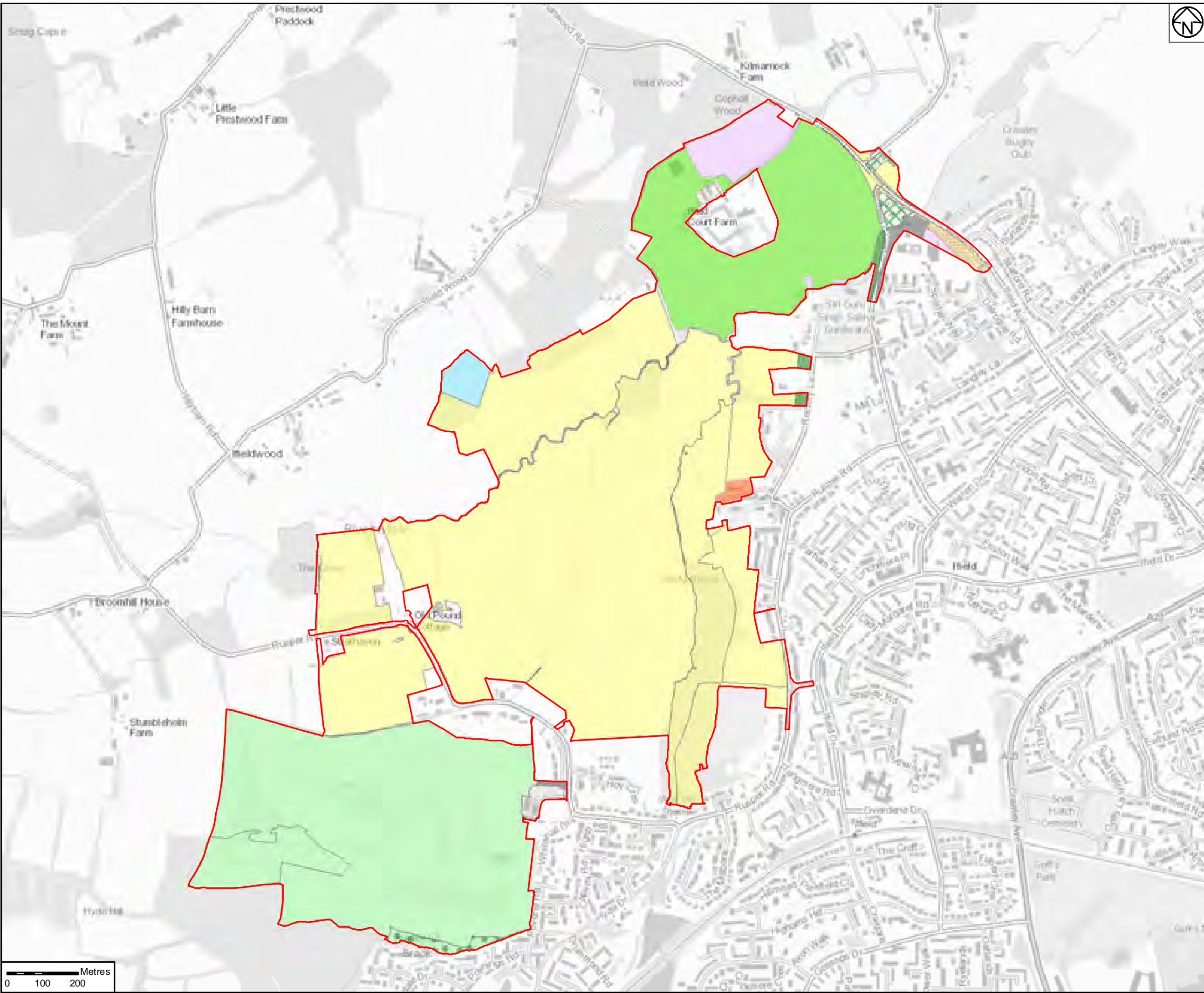
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Figure 8
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(Page 5 of 5)

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Drawing number	HE PIN	Originator	Volume	Location	Type	Rev	Number
10020728-ARC-XX-XX-DR-HI-0050							





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	Site Boundary
HLType Description	
	Ancient Semi-natural
	Assarts
	Expansion - other
	Expansion - suburbs
	Formal Enclosure (Planned/ private)
	Golf Courses
	Green
	Historic Core
	Historic dispersed
	Informal Fieldscapes
	Informal parkland
	Market Gardens/Allotments
	Non-historic isolated
	Other Woodland
	Plantations
	Regenerated



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Project
Land West of Ifield

Drawing Title
Figure 9
Historic Landscape Characterisation
(HLC) Data

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Checked By	J. Norman
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APPENDIX 10.2: GEOPHYSICAL SURVEY REPORT

LWIC18



Land west of Ifield West Sussex

Geophysical Survey Report

For Arcadis

on behalf of Homes England

September 2019

Land west of Ifield West Sussex

Geophysical Survey Report

For Arcadis

on behalf of Homes England

September 2019

HA Job no.: LWIC18

NGR: TQ 2412 3751

Parish: Ifield, Rusper

Local Authority: West Sussex

Planning ref.: N/A

OASIS ref.: headland5-XXXXXX

Project Manager: David Harrison

Author: David Harrison

Fieldwork: Olivier Vansassenbrouck, Phoebe Utting,
Richard McGregor Edwards, Ross Bishop

Graphics: David Harrison, Krasimir Dyulgerski,
Olivier Vansassenbrouck

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DRAFT

LAND WEST OF IFIELD WEST SUSSEX

GEOPHYSICAL SURVEY REPORT

Headland Archaeology (UK) Ltd undertook a geophysical (magnetometer) survey of a 200 hectare site west of Ifield, West Sussex where a new residential development is proposed. The site is partly located within a West Sussex Archaeological Notification Area "Iron Ore Industry and Medieval Moated Site, Rusper". A distinct area of archaeological activity has been identified on river terrace deposits adjacent to the Ifield Brook in the south-east corner of the site. It comprises a small square enclosure of likely Iron Age or Romano-British origin and is assessed as of high archaeological potential. Series of parallel linear anomalies south and east of the Medieval moated site at Ifield Court (Scheduled Monument List Entry 1012464) are thought to reflect the Medieval and post-medieval agricultural landscape in the form of ridge and furrow cultivation and former field boundaries. These may be of local historical interest but are not thought to be of any archaeological significance. In addition, high magnitude sub-rectangular anomalies have been identified at two locations adjacent to Ifield Brook and the River Mole in a landscape where medieval iron-working has previously been recorded focused along watercourses. It is possible that these anomalies relate to industrial activity and a moderate archaeological potential is ascribed to these anomalies. Elsewhere, occasional discrete and discontinuous linear anomalies have been identified at several locations which may be archaeological in origin although no clear patterns are discernible and, in the absence of any other supporting information, agricultural and/or geological origins are equally plausible. These anomalies are assessed as of low to moderate archaeological potential. Evaluation of approximately 25% of the site has been restricted by the by the application of green waste as soil conditioner which has resulted in a widespread elevated magnetic background against which any low magnitude anomalies of archaeological potential, if present, may be masked. For this reason, the archaeological potential within the affected fields remains uncertain although, given the magnitude of the magnetic responses recorded on the Weald Clays, it is thought that any extensive areas of enclosed settlement, if present, would have been detected, at least in part.

1 INTRODUCTION [H1]

Headland Archaeology (UK) Ltd was commissioned by Arcadis (the Client) on behalf of Homes England, to undertake a geophysical (magnetometer) survey on land west of Ifield, West Sussex, where a new residential development is proposed. The results of the survey will inform future archaeological strategy at the site.

The survey was undertaken in order to assess the archaeological potential of the site and contribute to an assessment of the potential significance of the archaeological resource. It was undertaken in accordance with a Written Scheme of Investigation (WSI) (Harrison 2019) and in line with current best practice (Chartered Institute for Archaeologists 2016, Europae Archaeologia Consilium 2016).

1.1 Site location, topography and land-use

The geophysical survey area (GSA) is located on the north-western periphery of Crawley, centred on NGR 2412 3751 (see Illus 1). It is broadly bound to the north-

east by Charlwood Road, to the north-west by Ifield Wood and to the south and east by residential properties and gardens. Ifield Golf Club is located in the south-west of the GSA, south of Rusper Road.

Three watercourses run through the GSA creating a series of shallow valleys and low watersheds. The River Mole runs south-west/north-east through the northern half of the site with Ifield Brook and an unnamed stream both running north/south and flowing into the River Mole. The land slopes down gently from the north being at 85m Above Ordnance Datum (AOD) at Hyde Hill in the south and at 6m AOD at the confluence of the River Mole and Ifield Brook in the north.

The majority of the GSA was under mixed-use farmland at the time of the survey. North of the River Mole Fields 1 – 7 (F1-F7) were under pasture (Illus 2-3). South of the river the land was mostly under arable production (Illus 5) with the exception of F16-F22 which contained paddocks (Illus 6). To the east of Ifield Brook F12, F13 and F28-F33 are mostly under mixed scrub and tree cover (Illus 4 and Illus 7). The GSA also included the suitable land (greens and fairways) within Ifield Gold Club to the

south of Rusper Road. Tree cover, buildings and golf course infrastructure restricted survey elsewhere in the golf course lands.

Survey was prevented by tree cover in F1, F4 (north), F8 (east), F20 (east), F25, F30, F32, F34 and was restricted by high vegetation in F17, F22, F27 and in several areas east of Ifield Brook.

The survey was carried out between the 8th January and the 13th February 2019 and, following the harvest, between the 6th and 12th August 2019.

1.2 Geology and soils

The bedrock geology mainly comprises mudstone of the Weald Clay Formation with clay-ironstone, also Weald Clay Formation, recorded in the north-west. Alluvial deposits overlie the clays along the watercourses with localised river terrace deposits (sands and gravels) also recorded (Illus 9). The majority of the PDA contains no superficial deposits (NERC 2019).

The soils are classified in the Soilscape 18 Association, characterised as slowly permeable, seasonally wet loams and clays (Cranfield University 2019).

2 ARCHAEOLOGICAL BACKGROUND

A total of 41 designated heritage assets are located within 1km of the GSA. One designated heritage asset, Ifield Village Conservation Area, is partially located within the eastern area of the GSA, although no associated listed buildings are present within the GSA boundary. The Conservation Area contains the Grade I Listed Parish Church of St. Margaret (NHLE ref. 1187108), located c. 20m east of the GSA boundary. The Conservation Area also contains seven Grade II Listed Buildings, all of which are located outside of the GSA:

- The Tweed (NHLE ref. 1187112), located c. 60m east of the GSA;
- Newstead Lodge (NHLE ref. 1279535), located c. 20m east of the GSA;
- The Old Rectory (NHLE ref. 1187106), located c. 20m east of the GSA;
- Table Tomb to George and Mary Hutchinson in parish churchyard (NHLE ref. 1298888) located c. 15m east of the GSA;
- Church Cottage (NHLE ref. 1279522), located c. 10m east of the GSA;
- Harlow Cottage Old Plough Cottage Plough Inn (NHLE ref. 1187109), located c. 25m east of the GSA; and
- The Vicarage (NHLE ref. 1207927), located c. 45m east of the GSA.

No further designated heritage assets are located within the GSA boundary, although a number of other designated assets are located within close proximity including:

- Scheduled Medieval moated site at Ifield Court (NHLE ref. 1012464), located at the northern end of, and bordered on all sides by the GSA.
- Grade II Listed St. Margaret's Cottage (NHLE ref. 1207872), located c. 15m east of the GSA;
- Grade II Listed Turks Croft (NHLE ref. 1187107), located c. 100m to the east of the south-eastern part of the GSA;
- Grade II Listed Brook Cottage (NHLE ref. 1298886), located c. 15m south-east of the GSA;
- Grade II Listed Ifield Water Mill (NHLE ref. 1207630), located c. 290m south-east of the GSA;
- Grade II Listed Ifield Mill House (NHLE ref. 1180468), located c. 250m south-east of the GSA;
- Five Grade II Listed Buildings at Stumblehome Farm c. 270m west of the southern part of the GSA (NHLE refs. 1240235, 1194820, 1240234, 1240236, 1240237);
- Grade II Listed Bonwycke Place (NHLE ref. 1240237) c. 240m west of the GSA;
- Grade II Listed Pockney's Farmhouse (NHLE ref. 1026984) c. 245m north-west of the GSA; and
- Grade II Listed Oak Lodge (NHLE ref. 1180389), c. 155m north-west of the GSA.

The majority of the remaining designated heritage assets within 1km of the GSA are located in the urban areas of Crawley to the east, or beyond Ifield wood to the north-west.

One locally listed building (non-designated), the Barn Theatre, is located within the GSA and Ifield Village Conservation Area, and six additional locally listed buildings, are located within the Conservation Area but outside the GSA. Three further locally listed buildings are located within approximately 500m of the GSA. This includes the locally listed Rectory Farmhouse (Church Farm) (LLB9), which is located immediately to the east of the GSA.

The majority of the GSA is located within a West Sussex Archaeological Notification Area (ANA), 'Iron Ore Industry and Medieval Moated Site, Rusper'. An ANA does not comprise a heritage asset in itself, rather it highlights areas of archaeological potential.

At least 74 non-designated heritage assets or historic environment features are recorded within 500m of the GSA by the West Sussex HER. Approximately 21 of these non-designated heritage assets or historic environment features are recorded within the GSA, including: ridge and furrow earthworks (MWS14295, MWS14236; MWS14279, MWS14230); palaeochannels (MWS14231); sites of former post-medieval outfarms or agricultural buildings (MWS13017, MWS12182); a rectilinear enclosure (MWS14272); a circular ditch and mound (MWS13840); and the possible site of a metal-working bloomery (7477).

The area is thought to have been utilised from the Mesolithic period onwards with its watercourses likely to have acted as a focus for activity. Later prehistoric settlement activity has been recorded at Gatwick Airport, two miles north of the GSA, on gravel deposits adjacent to the River Mole (Allen 2005). Similar activity may exist along the watercourses within the GSA.

There are no records from the Roman or Saxon periods within the GSA although Roman period iron-working sites are located south and south-east of the GSA at Bewbush and Broadfield. Activity in the area is well documented from the Medieval period onwards, particularly in relation to Ifield Court. The site lies within the extent of the late Medieval Wealden iron industry with a number of iron-working sites recorded in the surrounding landscape, all of which are located on watercourses. A probable medieval bloomery (iron smelting site) is recorded on the West Sussex Historic Environment Record (HER MWS7550) in the bank of Ifield Brook within the east of the GSA (Illus 9).

3 AIMS, METHODOLOGY AND PRESENTATION

The general aim of the geophysical survey was to provide sufficient information to establish the presence/absence, character and extent of any archaeological remains within the GSA. This will therefore enable an assessment to be made, as part of a future planning application, of the impact of any proposed development on any sub-surface archaeological remains, if present.

The specific archaeological objectives of the geophysical survey were:

- + to gather sufficient information to inform the extent, condition, character and date (as far as circumstances permit) of any archaeological features and deposits within the GSA;

- + to obtain information that will contribute to an evaluation of the significance of the archaeological resource of the GSA; and
- + to prepare a report summarising the results of the survey.

3.1 Magnetometer survey

Magnetic survey methods rely on the ability of a variety of instruments to measure very small magnetic fields associated with buried archaeological remains. A feature such as a ditch, pit or kiln can act like a small magnet, or series of magnets, that produce distortions (anomalies) in the earth's magnetic field. In mapping these slight variations, detailed plans of sites can be obtained as buried features often produce reasonably characteristic anomaly shapes and strengths (Gaffney & Gater 2003). Further information on soil magnetism and the interpretation of magnetic anomalies is provided in Appendix 1.

The survey was undertaken using four Bartington Grad601 sensors mounted at 1m intervals (1m traverse interval) onto a rigid carrying frame. The system was programmed to take readings at a frequency of 10Hz (allowing for a 10-15cm sample interval) on roaming traverses (swaths) 4m apart. These readings were stored on an external weatherproof laptop and later downloaded for processing and interpretation. The system was linked to a Trimble R8s Real Time Kinetic (RTK) differential Global Positioning System (dGPS) outputting in NMEA mode to ensure a high positional accuracy for each data point.

MLGrad601 and MultiGrad601 (Geomar Software Inc.) software was used to collect and export the data. Terrasurveyor V3.0.35.1 (DWConsulting) software was used to process and present the data.

3.2 Reporting

A general site location plan is shown in Illus 1 at a scale of 1:25,000. Illus 2 to Illus 7 inclusive are site condition photographs. Illus 8 is a 1:8,000 survey location plan showing the direction of survey as GPS swaths. Illus 9 shows the survey location, superficial deposits and a key site recorded by the HER data, also at 1:8,000. The processed greyscale magnetometer data accompanied by an overall interpretation is shown in Illus 10 and Illus 11 (1:8,000). Large-scale, fully processed (greyscale) data, minimally processed (XY traceplot) data and accompanying interpretative plots are presented at a scale of 1:2,500 in Illus 12 to Illus 32 inclusive with more detailed (1:1,000) plots of the area of archaeological activity (AAA) presented in Illus 33 to Illus 35 inclusive.

Technical information on the equipment used, data processing and magnetic survey methodology is given in Appendix 1. Appendix 2 details the survey location information and Appendix 3 describes the composition and location of the site archive. Data processing details are presented in Appendix 4. A copy of the OASIS entry (Online Access to the Index of Archaeological Investigations) is reproduced in Appendix 5.

The survey methodology, report and any recommendations comply with the Written Scheme of Investigation (Harrison 2019), guidelines outlined by Europae Archaeologia Consilium (EAC 2016) and by the Chartered Institute for Archaeologists (CIfA 2016). All illustrations from Ordnance Survey (OS) mapping are reproduced with the permission of the controller of Her Majesty's Stationery Office (© Crown copyright).

The illustrations in this report have been produced following analysis of the data in 'raw' and processed formats and over a range of different display levels. All illustrations are presented to most suitably display and interpret the data from this site based on the experience and knowledge of management and reporting staff.

4 RESULTS AND DISCUSSION

With the exception of those areas where vegetation was too high for survey, ground conditions were generally conducive for survey and have contributed to a high standard of data collection throughout. The magnetic background is generally homogenous, a reflection of the homogenous properties of the mudstone bedrock. However, the background throughout F4, F8, F14, F15 and F23-F27 is notably elevated, manifesting as dense speckling throughout. This type of magnetic background response is typical of the recent application of green (organic) waste as soil conditioner. The exact cause of the response is not fully understood but is thought to be caused by the presence of magnetic compounds in the soil created during decomposition processes, and by the presence of frequent ferrous contaminants within the waste material. Against this elevated background any low magnitude anomalies of archaeological potential may not manifest in the data. Against these backgrounds numerous anomalies have been identified including an area of clear archaeological activity (AAA1) on river terrace deposits adjacent to Ifield Brook and possible archaeological anomalies on alluvial deposits. These are cross-referenced to specific examples on the interpretive figures.

4.1 Ferrous and Modern anomalies

Ferrous anomalies, characterised as individual 'spikes', are typically caused by ferrous (magnetic) material,

either on the ground surface or in the plough-soil. Little importance is normally given to such anomalies, unless there is any supporting evidence for an archaeological interpretation, as modern ferrous debris is common on most sites, often being present as a result of manuring or tipping/infilling. There is no obvious clustering to these ferrous anomalies which might indicate an iron-working or other archaeological origin. Far more probable is that the 'spike' responses are likely caused by the random distribution of ferrous debris in the upper soil horizons.

A high magnitude dipolar linear anomaly (SP1; Illus 12-14, Illus 18-20 and Illus 24-26) runs along the northern and western sides of Ifield Brook in the east of the GSA. The anomaly locates a buried foul water sewer. Four narrower dipolar linear anomalies (SP2-SP5; Illus 18-20 and Illus 24-26) cross the land east of Ifield Brook on varying alignments. All are due to buried service pipes. SP6 also locates a service pipe in the south-west corner of F18 (Illus 21-23).

Several dipolar linear anomalies are identified across Ifield Golf Course in the south-west of the GSA. All locate modern service pipes associated with the golf course. Numerous high magnitude dipolar anomalies and broad areas of magnetic disturbance are identified throughout the golf course. All correspond closely to modern features (footpaths, tee's, greens, bunkers) visible on modern satellite imagery (Google Earth) and can be confidently interpreted as modern in origin.

Magnetic disturbance around the field edges is due to ferrous material within, or adjacent to the boundaries and is of no archaeological interest.

4.2 Agricultural anomalies

Analysis of historic mapping indicates that the division and layout of land within the GSA has undergone considerable alteration since the publication of the 1839 Ifield tithe map with the removal of several boundaries to create larger fields. Almost all of these former field boundaries have been detected by the survey as high magnitude linear anomalies (FB1-FB29). The anomalies are caused by the magnetic contrast between the soil-fill of a ditch and the surrounding soils. Former field boundaries have not been detected in F4 and have only partially been detected in F15. It is likely that the presence of green waste in these fields is masking the response from the former boundaries.

Series of broadly-spaced parallel linear trend anomalies are clearly visible east of Ifield Court and are typical of the Medieval, or more likely post-medieval practice of ridge and furrow cultivation. The characteristic stripy data is due to the magnetic contrast between the soil-

filled furrows and former ridges. Possible ridge and furrow anomalies are also identified in the north-west of Ifield Golf Course.

Closely-spaced parallel linear trend anomalies such as those in the south of F7 (Illus 12-14) and in F12 (Illus 18-20) are typical of modern ploughing with broader and typically speckled parallel linear anomalies such as those throughout Ifield Golf Course (Illus 27-32) being due to land drains.

4.3 Geological anomalies

As discussed, the magnetic background is generally homogenous throughout with little geological variation detected. Broad areas of magnetic enhancement along the course of the River Mole (Illus 12-20) are due to the presence of alluvial deposits.

4.4 Possible archaeological anomalies

Two sub rectangular high magnitude anomalies (AIA1) have been identified in the south of F8 (Illus 18-20) adjacent to Ifield Brook. The anomalies are located 70m north of a possible medieval bloomery which is recorded on the West Sussex HER (MWS7550) and, whilst no clear pattern is discernible, it is possible that the anomalies are archaeological in origin.

A second possible area of industrial activity (AIA2) has been identified north of the River Mole in the south of F7 (Illus 12-14). The area is characterised by a cluster of extremely high magnitude anomalies between former field boundaries FB5 and FB6. Whilst an agricultural origin is plausible, an archaeological origin cannot be dismissed given the local archaeological context. These areas are assessed as of moderate archaeological potential.

Elsewhere, occasional discrete anomalies (P1; Illus 12-14 and P2; Illus 18-20) may locate isolated pits although, in the absence of any clear pattern or other supporting information, a geological origin is equally plausible. Vague discontinuous linear and curvilinear anomalies have been identified in F3 and F4 (D1-D4; Illus 15-17), F14 (D5 and D6; Illus 18-20), F23 (D7; Illus 21-23), F24 (D8; Illus 24-26) and F26 (D9; Illus 24-26) which cannot be confidently interpreted as either modern, agricultural or geological in origin. The anomalies are mainly located within the elevated magnetic background caused by the application of green waste, and a confident interpretation is difficult. Nevertheless, an archaeological interpretation cannot be dismissed, and the anomalies may be due to soil-filled archaeological features. A vague rectangular area of magnetic enhancement (E1; Illus 24-26) towards the centre of F26 and 300m west of a clear area of archaeological activity

(AAA1; see Section 4.5) is perhaps of greater potential, perhaps being due to an enclosure, although this interpretation is extremely tentative.

4.5 Archaeological anomalies

A clear area of archaeological activity (AAA1) is located on river terrace deposits, east of Ifield Brook, in the south-west corner of F33, centred on TQ 2470 3712 (Illus 33-35). It comprises a square enclosure (E2) 20m by 20m on a north/south alignment with a linear anomaly projecting northward from its north-east corner. High magnitude anomalies within the interior of the enclosure are probably due to pits and archaeological spreads. Later prehistoric settlement activity has been recorded adjacent to the River Mole at Gatwick Airport, two miles north of the GSA, and these anomalies may be due to similar activity. AAA1 is assessed as of high archaeological potential.

5 CONCLUSION [H1]

The survey has successfully evaluated the GSA and has identified a distinct area of archaeological activity on river terrace deposits adjacent to the Ifield Brook in the south-east corner of the site. It comprises a small square enclosure of likely Iron Age or Romano-British origin and is assessed as of high archaeological potential. Series of parallel linear anomalies south and east of the Medieval moated site at Ifield Court (Scheduled Monument List Entry 1012464) are thought to reflect the Medieval and post-medieval agricultural landscape in the form of ridge and furrow cultivation and former field boundaries. These may be of local historical interest but are not thought to be of any archaeological significance. In addition, high magnitude sub-rectangular anomalies have been identified at two locations adjacent to Ifield Brook and the River Mole in a landscape where medieval iron-working has previously been recorded focused along watercourses. It is possible that these anomalies relate to industrial activity and a moderate archaeological potential is ascribed to these anomalies. Elsewhere, occasional discrete and discontinuous linear anomalies have been identified at several locations which may be archaeological in origin although no clear patterns are discernible and, in the absence of any other supporting information, agricultural and/or geological origins are equally plausible. These anomalies are assessed as of low to moderate archaeological potential. Evaluation of approximately 25% of the site has been restricted by the by the application of green waste as soil conditioner which has resulted in a widespread elevated magnetic background against which any low magnitude anomalies of archaeological potential, if present, may be masked. For this reason, the archaeological potential within the affected fields remains uncertain although,

given the magnitude of the magnetic responses recorded on the Weald Clays, it is thought that any extensive areas of enclosed settlement, if present, would have been detected, at least in part.

6 REFERENCES

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7 APPENDICES

7.1 Appendix 1 Magnetometer survey

Magnetic susceptibility and soil magnetism

Iron makes up about 6% of the earth's crust and is mostly present in soils and rocks as minerals such as maghaemite and haematite. These minerals have a weak, measurable magnetic property termed magnetic susceptibility. Human activities can redistribute these minerals and change (enhance) others into more magnetic forms so that by measuring the magnetic susceptibility of the topsoil, areas where human occupation or settlement has occurred can be identified by virtue of the attendant increase (enhancement) in magnetic susceptibility. If the enhanced material subsequently comes to fill features, such as ditches or pits, localised isolated and linear magnetic anomalies can result whose presence can be detected by a magnetometer (fluxgate gradiometer).

In general, it is the contrast between the magnetic susceptibility of deposits filling cut features, such as ditches or pits, and the magnetic susceptibility of topsoils, subsoils and rocks into which these features have been cut, which causes the most recognisable responses. This is primarily because there is a tendency for magnetic ferrous compounds to become concentrated in the topsoil, thereby making it more magnetic than the subsoil or the bedrock. Linear features cut into the subsoil or geology, such as ditches, that have been silted up or have been backfilled with topsoil will therefore usually produce a positive magnetic response relative to the background soil levels. Discrete feature, such as pits, can also be detected.

The magnetic susceptibility of a soil can also be enhanced by the application of heat. This effect can lead to the detection of features such as hearths, kilns or areas of burning.

Types of magnetic anomaly [h3]

In the majority of instances anomalies are termed 'positive'. This means that they have a positive magnetic value relative to the magnetic background on any given site. However some features can manifest themselves as 'negative' anomalies that, conversely, means that the response is negative relative to the mean magnetic background.

Where it is not possible to give a probable cause of an observed anomaly a '?' is appended.

It should be noted that anomalies interpreted as modern in origin might be caused by features that are present in

the topsoil or upper layers of the subsoil. Removal of soil to an archaeological or natural layer can therefore remove the feature causing the anomaly.

The types of response mentioned above can be divided into five main categories that are used in the graphical interpretation of the magnetic data:

Isolated dipolar anomalies (iron spikes)

These responses are typically caused by ferrous material either on the surface or in the topsoil. They cause a rapid variation in the magnetic response giving a characteristic 'spiky' trace. Although ferrous archaeological artefacts could produce this type of response, unless there is supporting evidence for an archaeological interpretation, little emphasis is normally given to such anomalies, as modern ferrous objects are common on rural sites, often being present as a consequence of manuring.

Areas of magnetic disturbance

These responses can have several causes often being associated with burnt material, such as slag waste or brick rubble or other strongly magnetised/fired material. Ferrous structures such as pylons, mesh or barbed wire fencing and buried pipes can also cause the same disturbed response. A modern origin is usually assumed unless there is other supporting information.

Lightning-induced remnant magnetisation (LIRM)

LIRM anomalies are thought to be caused in the near surface soil horizons by the flow of an electrical currents associated with lightning strikes. These observed anomalies have a strong bipolar signal which decreases with distance from the spike point and often appear as linear or radial in shape.

Linear trend

This is usually a weak or broad linear anomaly of unknown cause or date. These anomalies are often caused by agricultural activity, either ploughing or land drains being a common cause.

Areas of magnetic enhancement/positive isolated anomalies

Areas of enhanced response are characterised by a general increase in the magnetic background over a localised area whilst discrete anomalies are manifest by an increased response (sometimes only visible on an XY trace plot) on two or three successive traverses. In neither instance is there the intense dipolar response characteristic exhibited by an area of magnetic disturbance or of an 'iron spike' anomaly (see above). These anomalies can be caused by infilled discrete

archaeological features such as pits or post-holes or by kilns. They can also be caused by pedological variations or by natural infilled features on certain geologies. Ferrous material in the subsoil can also give a similar response. It can often therefore be very difficult to establish an anthropogenic origin without intrusive investigation or other supporting information.

Linear and curvilinear anomalies

Such anomalies have a variety of origins. They may be caused by agricultural practice (recent ploughing trends, earlier ridge and furrow regimes or land drains), natural geomorphological features such as palaeochannels or by infilled archaeological ditches.

7.2 Appendix 2 Survey location information

An initial survey base station was established using a Trimble VRS differential Global Positioning System (dGPS). The magnetometer data was georeferenced using a Trimble RTK differential Global Positioning System (Trimble R8s model).

Temporary sight markers were laid out using a Trimble VRS differential Global Positioning System (Trimble R8s model) to guide the operator and ensure full coverage. The accuracy of this dGPS equipment is better than 0.01m.

The survey data were then super-imposed onto a base map provided by the client to produce the displayed block locations. However, it should be noted that Ordnance Survey positional accuracy for digital map data has an error of 0.5m for urban and floodplain areas, 1.0m for rural areas and 2.5m for mountain and moorland areas. This potential error must be considered if coordinates are measured off hard copies of the mapping rather than using the digital coordinates.

Headland Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party.

7.3 Appendix 3 Geophysical survey archive

The geophysical archive comprises an archive disk containing the raw data in XYZ format, a raster image of each greyscale plot with associate world file, and a PDF of the report.

The project will be archived in-house in accordance with recent good practice guidelines (<http://guides.archaeologydataservice.ac.uk/g2gp/Geo>

physics_3). The data will be stored in an indexed archive and migrated to new formats when necessary.

7.4 Appendix 4 Data processing

The gradiometer data has been presented in this report in processed greyscale and minimally processed XY trace plot format.

Data collected using RTK GPS-based methods cannot be produced without minimal processing of the data. The minimally processed data has been interpolated to project the data onto a regular grid and de-striped to correct for slight variations in instrument calibration drift and any other artificial data.

A high pass filter has been applied to the greyscale plots to remove low frequency anomalies (relating to survey tracks and modern agricultural features) in order to maximise the clarity and interpretability of the archaeological anomalies.

The data has also been clipped to remove extreme values and to improve data contrast.

7.5 Appendix 5 Oasis Data Collection Form: England