

**Land at Gibbshaven
Farm, Felbridge, West
Sussex**

**Archaeological Desk-
Based Assessment**

Client: GRASS ROOTS PLANNING LTD.

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Land at Gibbshaven Farm, Felbridge, West Sussex Archaeological Desk-Based Assessment

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Photo 2: View east along southern field boundary

Photo 3: Northern field facing east

Photo 4: View facing south west towards Gibbshaven Farmhouse [AB 15 & 11] Gibbshaven Farm

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Grass Roots Planning Ltd. to produce an Archaeological Desk-Based Assessment covering the proposed development of land at Gibbshaven Farm, Felbridge in the West Sussex / Surrey borders (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development covers an area of c. 6.5 hectares and is centred at approximately TQ 35813 39388 to the west of Felbridge.
- 1.2.2 The proposed development lies north of Felbridge Road, to the west of Llanberis Farm and to the east of Gibbshaven Farm. The land is currently used for grazing (either horses or cattle). Two lines of trees exists across the centre of site (vertically) and across the upper third of site (horizontally). The County boundary between West Sussex and Surrey cuts across the north eastern corner of the site.

1.3 Geology & Topography

- 1.3.1 The site is underlain by a bedrock geology of Upper Tunbridge Wells Sand, comprising Sandstone and Siltstone. These sedimentary rocks were formed approximately 134 to 140 million years ago in the Cretaceous Period in marginal coastal plains with lakes and swamps periodically inundated by the sea; or estuaries and deltas, and shallow seas. No superficial deposits are recorded within the site or surrounding area (BGS 2015).
- 1.3.2 The proposed development site is currently grazing land with some tree cover in the northern section of the site. The proposed development site is flat with the ground level rising slightly to the east.

1.4 Proposed Development

- 1.4.1 The proposed development will consist of a low density residential scheme. The application is currently at outline stage and no further plans regarding the development are currently available.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The West Sussex and Surrey Historic Environment Records (HER) are the primary sources of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the WSHER / SHER information and data from all other sources listed below, have been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 24th of March 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the West Sussex and Surrey Historic Environment Records
- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and John Mills (Senior Archaeologist, West Sussex County Council), it was agreed, given the location and form of development, that the Archaeological Desk-Based Assessment would examine heritage records within 1km of the proposed development site boundary. This was also confirmed with Gary Jackson (Archaeological Officer, Heritage Conservation Team, Surrey County Council).

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Grass Roots Planning Ltd. and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “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. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Mid Sussex Local Development Framework

- 3.4.1 The development plan for the district consists of the saved policies of the Mid Sussex Local Plan (2004) and documents within the Local Development Framework, including the District Plan and proposals maps. The District Plan is currently under consultation for future adoption (Spring 2016).

3.5 Mid Sussex Local Plan (2004)

- 3.5.1 The majority of policies within the adopted Mid Sussex Local Plan were saved in 2007 until replaced by policies within a future Development Plan Document.

B10 Listed Buildings and their settings

- 3.5.2 B10 Listed Buildings and their settings will be protected. Other than in exceptional circumstances, the following will apply:
- A. Alterations and extensions to Listed Buildings which would adversely affect their historic or architectural character will not be permitted. Alterations and extensions should normally be subservient to the original building so as not to dominate the building’s character and appearance.
 - B. Where permission is to be granted to carry out alterations and/or extensions, the use of identical building materials and replica designs and features to that of the Listed Building so as to preserve the character and appearance of the interior and exterior of the building will be sought as far as practicable. The replacement/installation of UPVC windows will be strongly resisted.
 - C. Proposals for the conversion and change of use of a Listed Building may be considered provided such proposals would not detract from the architectural or historic character of the building and its setting.
 - D. In considering new proposals, special regard will be given to protecting the setting of a listed building and the use of appropriate designs and materials.
 - E. The reinstatement of any special features of architectural or historic interest such as original windows, doors and guttering may be required when considering an application that affects a Listed Building.

- F. The installation of satellite antennae on a Listed Building will be resisted. When an antennae is essential, installation in an unobtrusive location and, where possible, within the curtilage rather than on the building itself will be required.
- G. Where the historic fabric of a building may be affected by alterations or other proposals, the provision may be sought for the applicant to fund the recording or exploratory opening up of the historic fabric.

3.5.3 This policy applies to all Listed Buildings within the District including those within the countryside.

B18 Sites of Archaeological Interest

- 3.5.4 Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of Scheduled Ancient Monuments and other nationally important archaeological sites should be preserved intact.
- 3.5.5 Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.
- 3.5.6 Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application.
- 3.5.7 There will be preference for preservation in-situ in preference to excavation recording and publication of findings.

Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings

3.6 Tandridge District Core Strategy

- 3.6.1 Tandridge Core Strategy (Tandridge Local Plan Part 1), adopted October 2008, includes two spatial objectives relevant to heritage.

Spatial Objectives: Objectives 2 Environmental Protection

- 3.6.2 Protection and enhancement of the distinctive character of built up and rural areas.
- 3.6.3 Protection and enhancement of the District's distinctive heritage.

3.7 Tandridge District Local Plan

- 3.7.1 The Tandridge Local Plan Part 2: Detailed Policies, adopted July 2014, supports the Core Strategy. The following policy is relevant to heritage:

DP20: Heritage Assets

- A. There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:

Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.

Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

- B. In all cases the applicant will be expected to demonstrate that:

All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and

Where relevant the works are the minimum necessary to meet other legislative requirements.

- C. With the granting of permission or consent the Council will require that:

The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and

In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.

- D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no known statutory designated features within the proposed development site. This includes no registered Scheduled Monuments, Listed Buildings, Conservation Areas, or World Heritage Sites (or sites included on the Tentative List of Future Nominations for World Heritage Sites).

Within the 1km Study Area

- 4.1.2 Within the surrounding study area there are:

- 2 Scheduled Monuments
 - Medieval Moated Site West Of Avenue Wood [AB 8] c. 470m to the south-east of the site boundary;
 - Warren Furnace [AB 20], 16th/18th century blast furnace and ironworkings, c. 1.4km to the west of the site boundary
- 7 Grade II Listed Buildings [AB 11 - 13 & 15 - 18], which are shown on Figure 2. The closest to the site are:
 - Gibbshaven Farm [AB 11], which was built in the 15th Century lies c. 140m to the west of the site boundary;
 - Miles Farmhouse [AB 13], which was built in the 16th Century and lies c. 195m to the north-west of the site boundary; and
 - Barn to the south-east of Gibbshaven Farmhouse [AB 15], a 17th century structure, c. 150m to the west of the site boundary.
- 0 Conservation Areas, Registered Parks & Gardens or World Heritage Sites.

4.2 Non Statutory & Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 The Sussex Historic Landscape Character Assessment survey characterises the southern section of the site as medieval to post-medieval planned private enclosure [AB14], while the northern section of the site is characterised as post-medieval to modern [AB25] planned private enclosure.
- 4.2.2 The site is not within an Archaeological Notification Area (ANA) or Area of High Archaeological Potential (AHAP).

- 4.2.3 There are no non statutory features recorded within the proposed development site on the Historic Environment Record.

Within the 1km Study Area

- 4.2.4 Within the 1km study area surrounding the proposed development site, there are 19 non statutory heritage features recorded by the West Sussex and Surrey Historic Environment Record [AB 1-7, 9-10, 14, 19 & 21-28], which includes a Local Listed building [AB 19], two Areas of High Archaeological Potential (Surrey) [AB 27 & 28] and two Archaeological Notification Areas (West Sussex) [AB 29 & 30].
- 4.2.5 This assessment has identified two additional heritage features, comprising a boundary stone [AB 31] and the Shooting Box [AB 32]

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 AB Heritage is currently undertaking a programme of Geophysical Survey within the site. This comprises the provision of a magnetometry (gradiometer) survey the results of which are forthcoming (AB Heritage 2015).
- 4.3.2 The Historic Environment Record lists one previous archaeological investigation in the site; this relates to a desk-based assessment undertaken for a proposed roadway that covered (and extended beyond) the whole 1km study area. Elsewhere in the study area, Fieldwalking and metal detecting survey have been undertaken at Imberhorne Farm [AB3 & 4].
- 4.3.3 The study area has also been subject to Historic Landscape Characterisation covering both Surrey and West Sussex. The southern section of the site is characterised as Medieval to post-medieval 'landscapes' of planned private enclosure [AB14], while the northern section of the site is characterised as post-medieval to modern [AB25] 'landscapes' of planned private enclosure.

4.4 Archaeology & History Background

The Prehistoric Period (c .500,000 BC – AD 43)

- 4.4.1 There are no known heritage assets dating to the prehistoric period within the site boundary or in close proximity to the site. However, there is evidence of prehistoric occupation in the 1km study area and wider landscape.
- 4.4.2 This area was once covered by forest and two prehistoric trackways have been recorded in the parish of Felbridge along with a number of flint tools (Exploring Surrey's Past 2012).
- 4.4.3 A Mesolithic flintworking site [AB 1], has been recorded at Gullege Farm c. 1km to the south-east of the proposed development site, during fieldwalking which has yielded numerous flint implements of Mesolithic/ early Neolithic date, including scrapers, knives, microliths, and cores. Nearby, fieldwalking at Imberhorne Farm [AB 3 & 4] has also yielded prehistoric flints, including 33 flints of Mesolithic and Neolithic date. A findspot of a barbed and tanged arrowhead [AB 2] is recorded c. 1km to the north west of the site.

Roman Period (AD 43 – AD 410)

- 4.4.4 There are no known heritage assets dating to the Roman period within the site boundary. The closest Roman evidence comprises the Roman Road from London to Brighton [AB 5], which passes approximately 450m to the east of the site.
- 4.4.5 The Roman Road from London to Brighton [AB 5] runs north-east to south-west through the study area and across in to Surrey the route is designated as an Area of High Archaeological Potential [AB 27]. In some parts, the intact metalled surface of the road has been found buried below ploughsoils. To the north of the study area, the road was found to be surfaced with iron slag. The road takes an eastward turn north of Felbridge and it is thought that this was to avoid the very wet ground at Hedgecourt (Surrey HER). The main reason for the construction of this road was the transportation of iron ore, which was being smelted at a number of places along the route, including Felbridge (Exploring Surrey's Past 2012).
- 4.4.6 Roman Bloomeries [AB 6] have been recorded 440m and 550m to the south-east of the site. Fieldwalking at Heathy Field, Imberhorne Farm [AB 3], c. 1km to the south-east of the site, has recorded a concentration of bloomery slag and two of furnace slag, possibly of different dates; while fieldwalking at nearby Long Field, Imberhorne Farm [AB 4], has yielded 3rd century bloomery slag and blast furnace slag. A findspot of a Roman coin [AB 7] is recorded approximately c. 1km to the north-east of the site.

The Medieval Period (AD 410 – AD 1536)

- 4.4.7 There is no evidence for Saxon / Early-Medieval activity within the site or in close proximity to the site. Pottery distribution at Long Field, Imberhorne Farm [AB 4], c. 950m to the south-east of the site has been interpreted as a possible building of early Medieval date.
- 4.4.8 The southern part of the proposed development site described in the Sussex Historic Landscape Character Assessment survey as 'fieldsapes' of Medieval to Post-Medieval planned private enclosure [AB14]. Gibbshaven Farm [AB 11] was part of the manor of Hedgecourt, which was established in 1290, and was also within the area of Hedgecourt Common, providing common grazing rights to the manorial tenants. By the end of the 18th century, perhaps as early as 1761, farms on the common (including Gibbshaven Farm) were surrounded by their own enclosures. This type of enclosure was known as private or piecemeal, and pre-dates the Parliamentary Enclosure Acts of the 18th and 19th centuries (Felbridge & District History Group 2015a).
- 4.4.9 The rural character of the area in the Medieval and early Post-Medieval period is attested by a number of 15th and 16th century farmsteads, a number of which survive as Grade II Listed Buildings, including Gibbshaven Farmhouse [AB 11], c. 140m to the west of the site boundary; Hophurst Farmhouse [AB 12], c.1km to the south-west of the site, and Miles Farmhouse [AB 13], c. 195m to the north-west of the site. The name Gibbshaven appears as 'Gybbes afen' in 1530, recorded in the Court Roll for the manor of Hedgecourt, and in 1582, it appeared as both 'Gybbesafen' and 'Gybbesaven.', although it is thought that the farm may date from 1410 (Felbridge & District History Group 2015b).
- 4.4.10 Fieldwalking has recorded pottery sherds dating from the 12th century onwards at Long Field, Imberhorne Farm [AB 4], c. 950m to the south-east of the site. Nearby in Heathy Field,

Imberhome Farm [AB 3] fieldwalking has retrieved medieval bronze work, half of an Elizabeth I sixpence and some horse harness rings dating from 14th-18th century along with evidence of a medieval building, including medieval glazed floor tiles. Additional finds of medieval date, including a 14th century dagger hilt and other metal implements [AB 10] were recovered by metal detectorist at Gullege Farm, in the vicinity of c.1km to the south-east of the site.

- 4.4.11 The moated site to the west of Avenue Wood [AB 8], c. 460m to the south-east of the proposed development site, is designated as a Scheduled Monument and Archaeological Notification Area [AB 29]. It survives as two ditched, rectangular islands. No indications of buildings survive above ground on either of the islands. A number of Medieval/Post-Medieval tile fragments were recovered from the mouth of a badger sett on the smaller of the two islands and it has been suggested that the smaller island was inhabited while the larger was used for horticultural purposes. Immediately to the south of the moated site are a number of earthworks thought to represent a Deserted Medieval Village (DMV) [AB 9], including house platforms and a hollow way (possibly the Roman road). This is also part of the area designated as an Archaeological Notification Area [AB 29].

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.12 The southern part of the proposed development site described in the Sussex Historic Landscape Character Assessment survey as 'landscapes' of Medieval to Post-Medieval planned private enclosure [AB14], while the northern section of the site is characterised as Post-Medieval to modern [AB25] planned private enclosure, which indicates a continuing rural character.
- 4.4.13 The landscape continued to be dominated by rural character into the Post-Medieval period, demonstrated by a number of farmsteads and farm buildings within the study area from the 17th century onwards, including the Grade II Listed Barn to the south-east of Gibbshaven Farm [AB 15], Felcot Farmhouse [AB 16] and Yew Tree Barn [AB 18] along with the Locally Listed Yew Tree Farmhouse [AB 19]. A lime kiln has been recorded at Gibbshaven Farm [AB 22], in a field known as kiln field. This would have produced quicklime, which was used as fertiliser from at least the 18th century (Felbridge & District History Group 2015b). Later farmhouses dating to the 19th century include Ascotts Farmhouse [AB 23] and the Site of a Farm Building South West of Little Gibbshaven [AB 24]. It has also been suggested that some of these farmhouses were built to house the workers of Warren Furnace, each with a small plot to work when the furnace was not active (Felbridge & District History Group 2015c).
- 4.4.14 The Shooting Box [AB 32], a small cottage located just to the north of the proposed development site, is first shown on the Eastern portion of Worth Tithe Map of 1839 (TDE/155). It is located within lands originally belonging to the Manor of South Malling. By 1884 this area was part of the Felbridge Place Estate and later became part of Llanberis Farm (Felbridge & District History Group 2015d). Between the mid 1950s and the late 1970s, OS mapping labels the site as a ruin, which indicates that the cottage may have undergone renovations or rebuilding in the late 20th century, as it remains extant.
- 4.4.15 Industrial evidence comes from Warren Furnace [AB 20], also known as Furnace Wood, Furnace Fields and Furnace Pond. The area was also known as Myllwood in a lease of 1485 and is thought to have been the site of a mill, possibly related to the iron industry or perhaps a

corn mill. The blast furnace was in operation during two distinct periods: the first was from 1567 and may have continued until the mid 17th century but was not recorded on the iron survey of 1653 or 1664; and the second phase from 1758, when the site was known as Warren Furnace. A bay or dam was built straddling Felbridge Water, creating a six acre pond to power the bellows, which blew air into the furnace to raise the temperature required to smelt iron. By 1787 the entire iron works were derelict, although the corn mill probably continued working until the bay collapsed in about 1865 (Felbridge & District History Group 2015c). An enclosure to the east of the Warren Furnace is believed to have been a shanty town [AB 21] for the workers of the furnace, in addition to the aforementioned farmhouses.

- 4.4.16 The parish of Felbridge was created in 1856 from parts of the Surrey parishes of Horne, Godstone and Tandridge and the Sussex parishes of East Grinstead and Worth and, as a result crosses the county boundary (Exploring Surrey's Past 2012).

Modern Period (AD 1901 – present)

- 4.4.17 There are no known heritage assets dating to the Modern period within the proposed development site or 1km study area.
- 4.4.18 Gibbshaven Farm was in use as a sheep farm until 2006 and more recently has been used for grazing riding horses. The woodland within the farm was felled in the mid 20th century and was grubbed out at the beginning of the 21st century (Felbridge & District History Group 2015b).

4.5 Historic Map Sources

- 4.5.1 A number of early maps were viewed at the West Sussex Record Office including the OS First Edition draft (PM285) 1808 which, although did not show the site in any detail, it did confirm the site lay in Hedgecourt Common Land.
- 4.5.2 The earliest available map viewed showing the proposed development site in any detail is the 1839 Eastern portion of Worth Tithe (TDE/155) the tithe shows the proposed development site is divided into three main plots. The first (176), occupying the northern third of the site, is shown as woodland, which is recorded as a wood in the apportionment. The County boundary is shown passing through the north-eastern corner of the site. The remaining two plots (185 & 184), in the southern two-thirds of the site, are shown as fields with tree lined boundaries on all sides. These fields are named Pond Field and Wheat Stubbles respectively, and revealed the site was, as now is, used for agricultural purposes. A boundary stone [AB 31] was noted to the north east of the proposed development site along the county border. Just beyond the northern site boundary is a small plot occupied by a small structure. This is identified as the Shooting Box [AB 32].
- 4.5.3 The Ordnance Survey map of 1874-5 shows the proposed development site is divided into three main plots. The first, occupying the northern third of the site, is shown as woodland. The County boundary is shown passing through the north-eastern corner of the site. The remaining two plots, in the southern two-thirds of the site, are shown as fields with tree lined boundaries on all sides. At this time, the southern extent of the site was formed by a narrow strip of land to the north of the road (now Felbridge Road).

- 4.5.4 By 1897 the Ordnance Survey shows that the northern part of the site remains wooded while the southern part is still shown as fields. The two fields are now shown divided by a line of trees but the other boundaries are no longer shown as being lined with trees. While this may be a result of a change in iconography, it does indicate that the line of trees in the centre of the site is more defined than a simple boundary. A footpath is shown in the south-western field at the western site boundary. The narrow plot in the southern limit of the site remains divided from the south-western field but joined to (and part of) the south-eastern field.
- 4.5.5 In 1910, the Ordnance Survey Map shows no changes to the northern part of the site, which remains under woodland. The south-western field remains unchanged and separated from the south-eastern field by the line of trees. The south-eastern field is now shown slightly larger as the eastern half of the narrow strip of land at the southern limit of the site has been amalgamated into the south-eastern field. The southern strip (previously a separate plot) is shown planted with trees. A narrow plot of land to the south of the south-western field is still shown as a separate plot.
- 4.5.6 No discernable changes are indicated within the site on the Ordnance Survey map of 1956-59 but by 1977-84, the OS map shows that the northern part of the site is no longer wooded but is shown as a field. A few trees are still shown along the boundary between the two southern fields but it is not a distinct strip as shown previously. The Shooting Box [AB32] is labelled as 'ruin' on both the 1956-59 and 1977-84 OS maps.

4.6 Site Visit

- 4.6.1 A site visit was undertaken by Hannah Simpson (Assistant Heritage Consultant; AB Heritage) on the 25th March 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 The proposed development site is accessed from Felbridge Road and has a public footpath across the site. The site is bounded by hedging and ditches on all sides. The title mapping recorded a boundary stone [AB 31] near the north west corner of the site, but the feature was not located during the site visit.
- 4.6.3 The proposed development site has a slight undulating topography that climbs toward the eastern half of site.
- 4.6.4 The proposed development is divided by ditches and hedgerows and is currently down to grass for sheep grazing, though no sheep were on site during the visit.
- 4.6.5 Photograph 1 shows the south western field facing north east into the centre of the proposed development site. The central field boundary and southern field boundary are currently marked by hedgerows and associated ditches.



Photo 1: View of south west field facing north east toward central field boundary



Photo 2: View east along southern field boundary showing ditch

- 4.6.6 Photograph 2 shows the southern boundary with ditch and above the roof line of the houses in the background which form part of a new development.



Photo 3: Northern field facing east

- 4.6.7 Photograph 3 shows the northern field facing east with associated tree cover. These trees may be remnants of the wood recorded here on historic mapping. The majority of the area is used for grazing.



Photo 4: View facing south west towards Gibbshaven Farmhouse [AB 15 & 11] from elevated eastern half of site

- 4.6.8 Photograph 4 shows the view from the higher point of site towards the Listed Farmhouse at Gibbshaven [AB 15 & 11]. The view is obscured at ground level but checks should be made once a detailed design and building heights are known as to the visual links.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 The Sussex Historic Landscape Character Assessment survey characterises the southern section of the site as Medieval to Post-Medieval planned private enclosure [AB14], while the northern section of the site is characterised as Post-Medieval to Modern [AB25] planned private enclosure.
- 5.1.2 No heritage assets are recorded within the proposed development site on the Historic Environment Record and no additional features have been noted during this assessment.
- 5.1.3 The surrounding 1km study area contains a number of heritage assets demonstrating the occupation of the area from the Prehistoric period onwards, including a Prehistoric flint working site; Roman road; Medieval moated site and deserted Medieval village; and a 16th century iron working site.
- 5.1.4 There is no evidence that any such remains extend into the site boundary, but in close proximity to the site (i.e. within 250m) the heritage assets recorded relate to Medieval and Post-Medieval farming activity.

5.2 Modern Impacts within the Site Boundary

- 5.2.1 The northern part of the site was previously covered by woodland that was felled in the mid 20th century. It may have been within the area of Gibbshaven Farm that is thought to have been grubbed out in recent years (Felbridge & District History Group 2015b), although this is unconfirmed.
- 5.2.2 No modern impacts are known to have occurred within the southern part of the site.

5.3 Potential Archaeological Resource

- 5.3.1 Throughout the Medieval and Post-Medieval periods, the site appears to have been within a rural landscape punctuated with farmsteads and there appears to have been very little modern impact within the site with the exception of unconfirmed grubbing out activity in the northern part of the site. Based on this and the heritage assets recorded in the 1km study area, it is concluded that there is a potential for the recovery of Medieval and Post-Medieval agricultural evidence (drainage channels, field boundaries etc.) to survive within the site.
- 5.3.2 While it cannot be confirmed at this time, the perceived value of the above features are likely to be of local importance, at most (in line with Table 1).
- 5.3.3 Outside of the potential outlined above, the potential for presently unknown archaeological sites to exist within the application area is currently unknown and therefore the significance of such unknown assets cannot be ascertained.
- 5.3.4 The results of the geophysical survey currently being undertaken within the site may provide further insight into the unknown archaeological potential within the site through the identification of geophysical anomalies of possible archaeological origin.

5.4 Predicted Impact of Proposed Development

- 5.4.1 Direct impacts occur during the construction process, as an immediate consequence of works. They can arise, for example, through the removal of material during works, the destruction of sensitive deposits caused by the presence of heavy plant, or the alteration of stable ground conditions that may lead to degradation of buried archaeological remains.
- 5.4.2 The proposed development will consist of a low density residential scheme. The application is currently at outline stage and no further plans regarding the development are currently available. Although the Magnitude of Impact cannot be accurately determined without a more detailed design scheme, it is assessed that where groundworks extend below the level of Made Ground / Modern plough soil, there may be an impact upon the below ground archaeological resource, if present.
- 5.4.3 Indirect impacts, on the other hand, can occur over an extended geographic area and period of time. They can also result from changes in the original setting or severance from linked features and amenities.
- 5.4.4 There are a number of assets (two Scheduled Monuments [AB 8], [AB 20], three Grade II Listed Buildings [AB 11], [AB 13], [AB 15]) which may require further settings assessment once a more detailed design scheme has been put in place.

5.5 Outline Recommendations

- 5.5.1 In line with policy DP20, (see section 3) with regard to the below ground archaeological resource it is proposed that the results of the geophysical survey, currently being undertaken within the site, be used to determine any potential areas of archaeological deposits (geophysical anomalies of possible archaeological origin) to enable a programme of targeted evaluation to be undertaken within the site, where appropriate.
- 5.5.2 This programme of works would establish the nature and extent of any surviving archaeological deposits encountered to inform the development of an appropriate mitigation strategy, if necessary. Should no archaeological remains be recorded during this phase of archaeological evaluation trenching then no further works may be required.
- 5.5.3 With regard to built heritage the current view out of site is obscured at ground level but checks should be made once a detailed design and building heights are known as to the visual links.
- 5.5.4 This recommendation is subject to the approval of the West Sussex Planning Archaeologist.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

AB Heritage. 2015. Land at Gibbshaven Farm, Felbridge, West Sussex Written Scheme of Investigation - Geophysical Survey. Client Report: 10507

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

Institute for Archaeologists 1994; rev.2001 & 2008 Standard and Guidance for Desk-Based Assessment

Ordnance Survey Maps 1874 – present.

Surrey Historic Environment Record Order Number 081/15

Tithe Map, 1839. Eastern portion of Worth Tithe (TDE/155)

West Sussex Historic Environment Record Order Number 288839-15-026

6.2 Electronic References

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<http://www.felbridge.org.uk/index.php/publications/gibbshaven-farm/> [Accessed 19/3/15]

Felbridge & District History Group. 2015c. Warren Furnace.
<http://www.felbridge.org.uk/index.php/publications/warren-furnace/> [Accessed 19/3/15]

Felbridge & District History Group. 2015d. Llanberis Farm
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<http://www.statutelaw.gov.uk/content.aspx?activeTextDocId=444101> [Accessed 04/03/2015]

6.3 Other Sources

Consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and John Mills (Senior Archaeologist Strategic Planning - Environment & Heritage West Sussex County Council) on the 10th March 2015.

Appendices

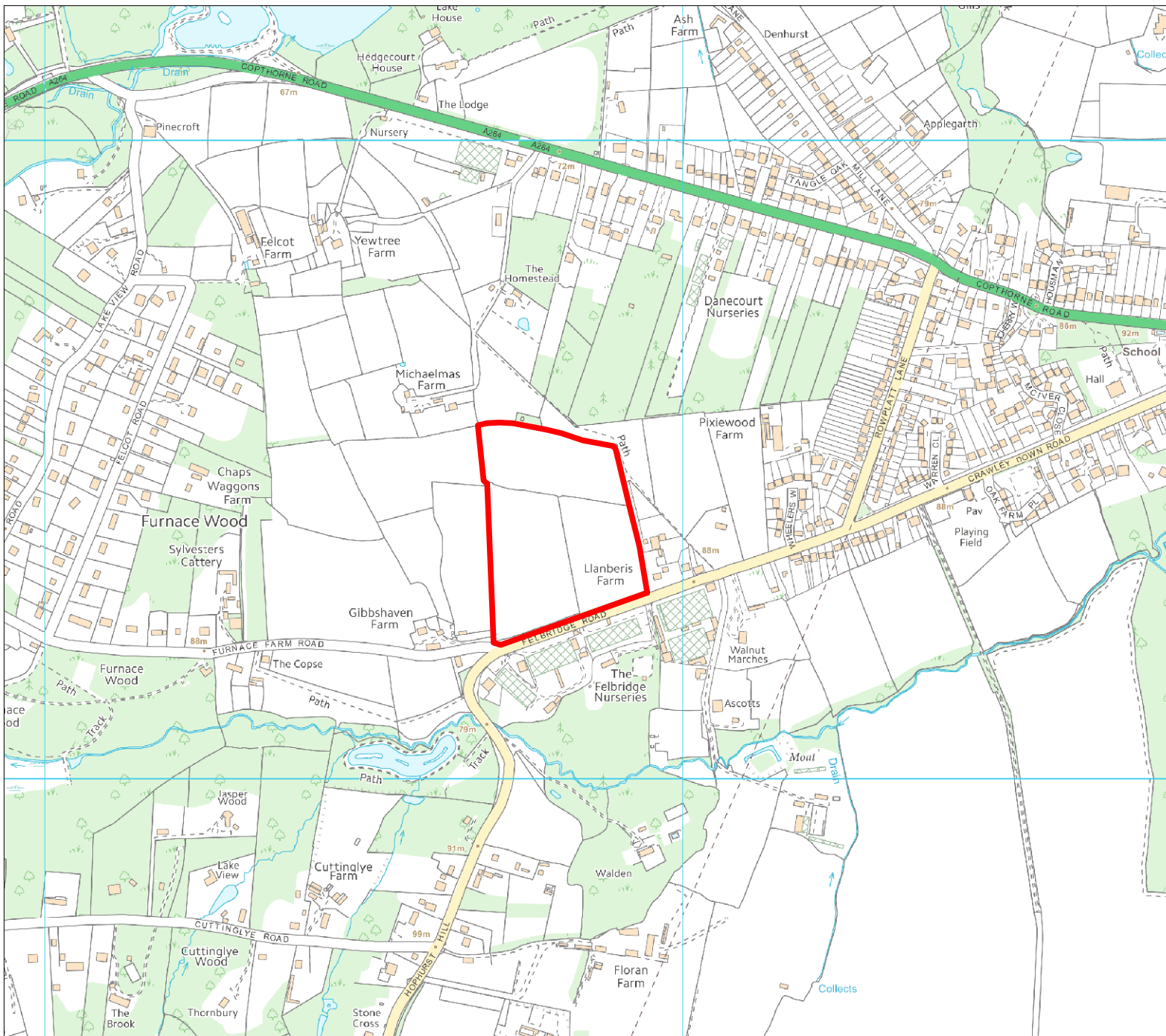
Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area	ANA: Archaeological Notification Area (West Sussex)	SM: Scheduled Monument
HLC: Historic Landscape Character Area	AHAP: Area of High Archaeological Priority (Surrey)	LB: Listed Building
NHLE: National Heritage List for England	MWS: West Sussex HER	EWS: West Sussex HER Event
DWS: West Sussex HER	SHER: Surrey HER	TDE/155: Tithe Map 1839

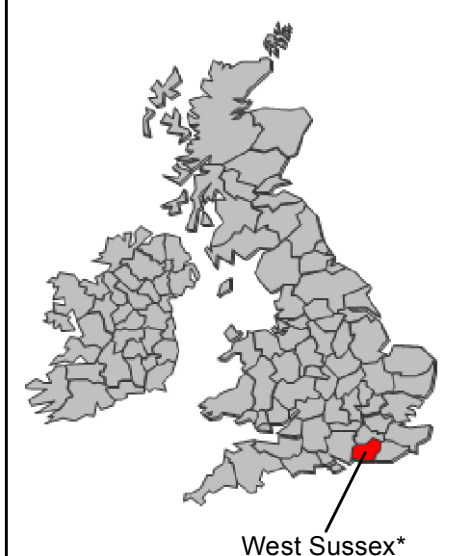
AB NO	Period	Type	Name & Description	Status	References
1	Prehistoric (Mesolithic) / Post-medieval	Flint Scatter/ Findspot	Mesolithic Flintworking Site / Post Medieval Coins-Gullege Farm		MWS4167 MWS4034
2	Prehistoric (Bronze Age)	Findspot	Barbed And Tanged Arrowhead		MWS6833
3	Prehistoric to Post-medieval	Occupation Site	Multiperiod Occupation Site - Heathy Field, Imberhorne Farm		MWS8274 EWS956
4	Prehistoric to Modern	Occupation Site	Multiperiod Occupation Site - Long Field, Imberhorne Farm		MWS8273 EWS1442
5	Roman	Road	London - Brighton Roman Road Straight Section of London-Brighton Road marked on OS Map. To County Border.	AHAP	MWS4200 SHER3725
6	Roman	Bloomery	Bloomeries - Felbridge		MWS997
7	Roman	Find	Roman Coin (Claudius), Felbridge		SHER1311

8	Medieval	Moat, Ditch	Moated Site West Of Avenue Wood, Felbridge	SM, ANA	MWS3538 DWS8605 DWS59 SHER1009904
9	Medieval	Deserted Settlement	Deserted Medieval Village - Felbridge	ANA	MWS3812 DWS8605
10	Medieval to Post-medieval	Occupation Site, Findspot	Finds From Gullege Farm		MWS3449 MWS3450
11	Medieval	Farmstead	Gibbshaven Farmhouse	Grade II LB	DWS7302 MWS10754
12	Medieval to Post-medieval (16th century)	Farmstead	Hophurst Farmhouse	Grade II LB	DWS7303 MWS11789
13	Medieval to Post-medieval (16th century)	Farmstead	Miles Farmhouse	Grade II LB	DWS7301
14	Medieval to Post Medieval	Formal Enclosure (Planned/Private)	Planned Private Enclosure	HLC	HWS9187
15	Post-medieval (17th century)	Farm Building	Barn To The South East Of Gibbshaven Farmhouse	Grade II LB	DWS6803
16	Post-medieval	Farmstead	Felcot Farmhouse, Copthorne Road, Felbridge. House. 17th Century restored and extended in 19 th century	Grade II LB	SHER11519
17	Post-medieval	House	Mill Cottage and The Mill House, Mill Lane, Felbridge. House. Early 17th Century. Restored and extended	Grade II LB	SHER11464
18	Post-medieval	Farm Buiding	Yew Tree Barn, Copthorne Road, Felbridge. Probably 2nd half 17th Century; Altered.	Grade II LB	SHER11180

19	Post-medieval	Farmstead	Yew Tree Farm, Copthorne Road, Felbridge. Late 17th Century with modern additions.	Local LB	SHER17947
20	Post-medieval	Ironstone Workings, Pond Bay, Furnace	Warren Furnace	SM, ANA	MWS4620 DWS333 DWS8606
21	Post-medieval	Deserted Settlement	Possible Shanty Town		MWS5206
22	Post-medieval	Lime Kiln	Lime Kiln - Gibbshaven Farm		MWS7771
23	Post-medieval (19th century)	Farmstead	Ascott's Farm Historic Farmstead, East Grinstead		MWS9268
24	Post-medieval (19th century)	Outfarm	Site Of Farm Building South West Of Little Gibbshaven (?) Historic Outfarm, Worth		MWS10203
25	Post Medieval to Modern	Formal Enclosure (Planned/Private)	Planned Private Enclosure	HLC	HWS9188
26	Undated	Bloomery	Bloomery		MWS7624
27	Undated	Area Designation	Green Archaeological Constraint	AHAP	
28	Undated	Area Designation	Green Archaeological Constraint	AHAP	
29	Undated	Area Designation	Medieval Moated site and DMV	ANA	DWS8605
30	Undated	Area Designation	Warren Furnace	ANA	DWS8606
31	Undated	Boundary Stone	Boundary Stone noted on the Worth Tithe Map 1839		TDE/155
32	Post Medieval to Modern	Cottage	Shooting Box Single storey brick structure, first shown on Worth Tithe Map 1839. Possibly rebuilt in late 20 th century.		TDE/155



Legend
 Site Boundary



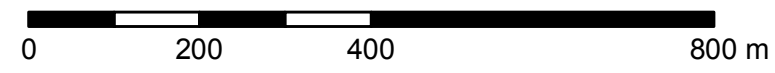
* The majority of the site lies within the county of West Sussex, while a small area lies within the Surrey county boundary

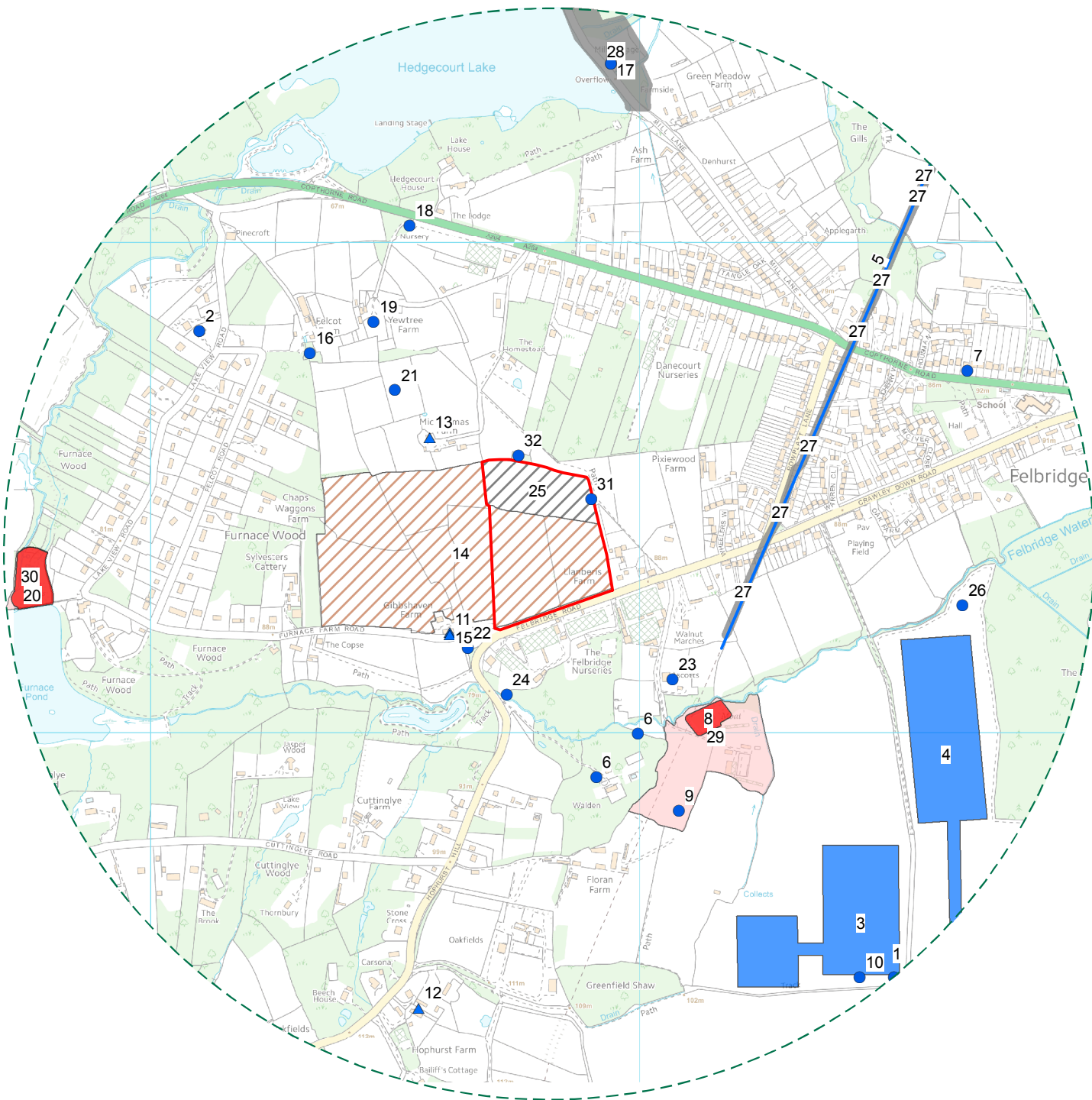
Figure 1: Site Location

Project: Gibbshaven Farm

Date: 11/3/15 Job Number: 10507

Drawn by: ZE Approved by: HS





Legend

- Monument
- ▲ Listed Building
- Scheduled Ancient Monument
- Areas of High Archaeological Potential (Surrey HER)
- Archaeological Notification Area (West Sussex HER)
- Site Boundary
- 1km Study Area
- HLCs**
- ▨ AB14
- ▨ AB25

HLCs: Historic Landscape Character Areas

Figure 2: Cultural Heritage Features Map

Project: Gibbshaven Farm

Date: 22/6/15 Job Number: 10507

Drawn by: ZE Approved by: HS





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