



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

Settings Assessment

Client: GRASS ROOTS LTD.

AB Heritage Project No:10507

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Land at Gibbshaven Farm, Felbridge, West Sussex Settings Assessment

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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 Limited to produce a targeted Settings Assessment. This Assessment will form an addendum to the recent Archaeological Desk-Based Assessment, which covered the proposed development of land at Gibbshaven Farm, Felbridge in the West Sussex / Surrey borders (AB Heritage 2015).
- 1.1.2 This report includes identification of heritage assets and their settings which may be affected by the proposed development; assessment of whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s); assessment of the effects of the proposed development, whether beneficial or harmful, on that significance; exploration of the way to maximise enhancement and avoid or minimise harm; and makes suggestions/ recommendations to document the decision and monitor outcomes.

1.2 Site Location & Description

- 1.2.1 See attached Desk Based Assessment (AB Heritage 2015).

1.3 Updated Proposed Development Plan (June 2015)

- 1.3.1 During the Desk Based Assessment (attached) the nature of the proposed development was not known and therefore only limited information on the form was contained within the assessment.
- 1.3.2 The proposed development has now entered the design phase and current designs are now available to this study. The proposed development will consist of a low density residential scheme. A potential access route into the site is proposed in the south eastern part of the site, providing access directly from Felbridge Road.
- 1.3.3 The current design scheme proposes the southern two-thirds of the site to be a mixed residential development of two bedroom terraces, three and four bedroom semi-detached houses and four and five bedroom detached houses. The existing trees that divide this area in half are to be retained to create eastern and western sides with two play areas and informal footpaths and pedestrian links proposed in the central wooded area.
- 1.3.4 The current design scheme proposes the northern third of the site to be a public open space, including a play area, and is accessed by informal footpaths and pedestrian links. This area will also include a drainage basin in the north western corner and pumping station.
- 1.3.5 Landscaping is proposed across the site, including existing and retained trees at the northern, eastern and southern boundaries forming a visual barrier. Newly planted trees are proposed at the western boundary to soften the built form in the landscape.

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 identify which heritage assets and their settings are likely to be affected by the proposed development and to what degree and to explore ways to minimise the impact of development upon the setting of such heritage assets, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 This assessment is designed to be read in conjunction with the recent Archaeological Desk-Based Assessment (DBA)(AB Heritage 2015), which provides a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity and proposes a suitable mitigation strategy for archaeology. Therefore, this information is not reproduced in this report.
- 2.2.2 Heritage assets have been identified and collated from a range of relevant sources, as outlined in the Methodology Section of the DBA (AB Heritage 2015) and have been re-numbered with AB numbers and entered into a gazetteer of cultural heritage features, which can be viewed in Appendix 1 of the DBA (AB Heritage 2015).
- 2.2.3 The assessment has been carried out in line with the five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3- The Setting of Heritage (Historic England 2015). This approach is defined as:
- Step 1: identify which heritage assets and their settings are affected;
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm;
 - Step 5: make and document the decision and monitor outcomes.
- 2.2.4 Statutory designated features, in this case, Scheduled Monuments and Listed Buildings, are the main focus of this assessment. The effects on the settings of these heritage assets are assessed using a tabulated check-list and short narrative statement for each assessment stage, in line with Historic England guidance (Historic England 2015a), and is supported by photographic evidence.

3. ASSESSMENT OF THE SETTING OF HERITAGE ASSETS

3.1 Step 1 - Identification of Heritage Assets

3.1.1 The Desk Based Assessment (AB Heritage 2015) identified two Scheduled Monuments, seven Grade II Listed Buildings and 21 non-statutory heritage features within a 1km radius of the site. Many of these have been scoped out of this assessment due to status of the asset (e.g. undesignated), distance from site, and/or likelihood of visibility from site. The majority of these 30 heritage assets are hidden from view or obscured by vegetation, distance from site and built development.

3.1.2 A total of seven heritage assets have been identified as having the potential to be affected by the development proposal, as shown on Table 3.1. These have been identified on the basis of:

- Statutory designation (Scheduled Monuments, Listed Buildings);
- Close proximity to the site; and/ or
- Likely to be visible from within the site.

Table 3.1: Heritage assets selected for settings assessment

AB Number	Name	Designation	Location
AB 8	Medieval Moated Site West of Avenue Wood	Scheduled Monument	c. 470m to the south east of the site
AB 20	Warren Furnace	Scheduled Monument	c. 1.4km to the west of the site
AB 11	Gibbshaven Farm	Grade II Listed Building	c. 140m to the west of the site
AB 15	Barn to the south east of Gibbshaven Farmhouse	Grade II Listed Building	c. 150m to the west of the site
AB 13	Miles Farmhouse	Grade II Listed Building	c. 195m to the north west of the site
AB 31	Boundary Stone noted on the Worth Tithe Map 1839	None	At eastern site boundary
AB 32	The Shooting Box	None	Just beyond northern boundary

3.2 Step 2 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

- 3.2.1 The example table below (Table 3.2) shows how each asset was assessed on site to identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset. The completed tables for each asset listed above are included in Appendix 1.

Table 3.2: Example of key attribute assessment table

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	
Surrounding Landscape	
Land Use	
Trees, Vegetation	
Openness, enclosure and boundaries	
Degree of change over time	
EXPERIENCE OF THE ASSET	
Surrounding landscape character	
Views from, towards, through and across the asset	
Visual dominance or prominence	
Noise, vibration or other intrusion	
Accessibility	
Degree of interpretation /promotion to the public	
Associative relationships between heritage assets	

- 3.2.2 The key attributes for each of the heritage assets is summarised below and used to assess whether, how and to what degree the site might be considered to make a contribution to the setting and significance of the heritage asset(s).

Key Attributes of Medieval Moated Site West of Avenue Wood [AB 8]

- 3.2.3 The Scheduled Monument 'Medieval Moated Site West of Avenue Wood' [AB 8] is located on a slope, with land falling away to the adjacent stream (Felbridge Water), which historically filled the moat. The surrounding landscape is predominantly rural and is characterised by scattered farmsteads surrounded by farmland and by residential properties. The area is currently in use as a field under pasture (horse grazing) with a footpath passing the heritage asset. This footpath provides access to the monument, although the asset itself is on private land and not open to the public. The moated site survives as ditches with no evidence of buildings visible. The asset is suffering from erosion and also from bioturbation by a badger

sett (Historic England 2015b). The asset itself is surrounded by a wire electric fence, while the field containing the asset is bounded by a wooden fence and is surrounded by vegetation on all sides, including some areas of woodland. There are no views across the landscape, as visibility is generally obscured by vegetation. There has been considerable change from the original medieval setting of this monument. The stream has changed course and no longer fills the moat and later built development (including farms and houses) has been constructed in the surrounding area.

- 3.2.4 The Medieval Moated Site West of Avenue Wood is an isolated monument, but is associated with the route of Roman road [AB 5], which crosses the most easterly corner. However, during the site visit, no evidence of the Roman road was visible at the asset. There is also a Deserted Medieval Settlement [AB 9] recorded nearby. These assets and the adjacent stream, which previously filled the moat, are considered to contribute to the significance of the setting. However, the land occupied by the proposed development site is not considered to contribute to the significance of the setting as it is separated from the asset by distance and topography. See Appendix 1 for full assessment table (Table A1).

Key Attributes of Warren Furnace [AB 20]

- 3.2.5 The Scheduled Monument 'Warren Furnace' [AB 20] is located within woodland adjacent to a large pond (Furnace Pond) and a stream. There is a sharp drop in ground level within the scheduled area compared with the adjacent footpath and the land generally slopes up towards the east. The surrounding landscape is a mix of rural and residential character, but the asset itself feels isolated and rural due to vegetation cover. The scheduled area is completely overgrown and not visible due to extensive vegetation across the asset. It is enclosed by a wooden fence and extensive vegetation. There are no views across the landscape due to dense vegetation and rising topography to the east. The location of the asset is accessible by footpath but it is on private land and not open to the public. The setting of the asset has been some subject to some change over time, including becoming overgrown by vegetation and, in the wider area, land directly to the east is now a modern residential area.
- 3.2.6 Warren Furnace is isolated from other assets in the surrounding area by steep topography and dense vegetation. The asset is associated with the adjacent Furnace Pond and is probably associated with an enclosure [AB 21] to the east of the Warren Furnace, which is believed to have been a shanty town for the workers of the furnace (although the assets are separated by distance, built development and topography and there is no intervisibility). This deserted settlement and the adjacent pond, which historically powered the bellows at the iron works, are considered to contribute to the significance of the setting of Warren Furnace. However, the land occupied by the proposed development site is not considered to contribute to the significance of the setting of the asset as it is separated by distance, built development, woodland and topography. See Appendix 1 for full assessment table (Table A2).

Key Attributes of Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15]

- 3.2.7 Grade II Listed Buildings Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] occupy the same setting and are associated with each other as part of

the same farmstead. The land appears flat within the farmstead itself, which is nestled into the gently undulating wider landscape. The surrounding area comprises farmland to the north and south with a minor road and new residential estate situated to the south east. The buildings are currently in use as a farm/house and the barn used for storage, and the farmstead is enclosed by hedgerows and trees. Wider views are generally obscured by hedgerows and trees. These assets are of modest scale and not particularly prominent in the landscape. The farmstead buildings are inward looking around a central yard rather than focused outwards to the wider landscape. There has been a negligible change in the immediate surroundings from the original setting, including some re-facing of farm buildings. In the wider area, change to the original setting includes development of a residential area to the west (Furnace Wood) where houses are nestled amongst trees and do not appear intrusive and the new residential development to the south east of the farm, which is currently under construction. Intrusions into the setting include some occasional noise from the minor road to the south east of the farm and temporary noise from the construction site to south east. These assets are located on private land and not open to the public. They are accessible by a private lane (Furnace Farm Road).

- 3.2.8 The setting of Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] extends into the fields occupied by the proposed development site, as they are part of the same farm estate and therefore, it could be suggested that the proposed development site contributes to the significance of the setting to some degree. Conversely, the farm buildings are nestled into the landscape in an inward facing arrangement, surrounded by hedgerows and trees, which partially obscure views across the wider area. Therefore, it could be argued that the primary focus of these assets is the farmstead itself. See Appendix 1 for full assessment table (Tables A3 and A4).

Key Attributes of Miles Farmhouse [AB 13]

- 3.2.9 The Grade II Listed Building Miles Farmhouse [AB 13] (also known as Michaelmas Farm) is nestled in slightly lower lying land than the surrounding area, which gradually slopes away to the west. The surrounding area is characterised by farmland and the farm itself is enclosed by fencing and vegetation, including tall *Leylandii* hedge on eastern side. Change to the original setting appears negligible in the immediate vicinity but greater in the wider area due to spreading residential development along Copthorne Road to the north east and Furnace Wood to the west, although these are generally shielded by vegetation and patches of woodland.
- 3.2.10 Miles Farmhouse is not specifically associated with any other assets or features other than the general contribution to the rural landscape character of the surrounding area provided by the farmhouses and fields. Therefore, it could be suggested that the agricultural character of the proposed development site contributes to the significance of the setting to some degree. However, the asset is generally surrounded by vegetation with views to the wider landscape obscured by woodland.

Key Attributes of Boundary Stone noted on the Worth Tithe Map 1839 [AB 31]

- 3.2.11 The Boundary Stone noted on the Worth Tithe Map 1839 [AB 31] is no longer visible. The location at the eastern boundary, as shown on the tithe map, was visited but the stone has

either been destroyed, removed or is so overgrown that it is hidden from view. The role of this stone was as a boundary marker, either as a field boundary or County boundary so the land occupied by the site may be considered to contribute to the significance of the setting in so much as it provided a boundary for the stone to mark. This is not a designated asset nor is it of particular historical or archaeological significance. Change to the original setting includes likely removal / destruction of the boundary stone itself.

Key Attributes of the Shooting Box [AB 32]

- 3.2.12 The Shooting Box [AB 32] is an uninhabited cottage nestled in a patch of woodland and is not visible from any great distance. The surrounding area is characterised by farmland and woodland. The cottage is enclosed by wire fencing and vegetation. Change to the original setting appears negligible in the immediate vicinity but greater in the wider area due to spreading residential development along Copthorne Road to the north east and Furnace Wood to the west, although these are shielded by vegetation and patches of woodland. However, Ordnance Survey mapping between the 1950s and late 1970s labels the cottage as a 'ruin', which may indicate that the cottage itself has been subject to renovation or rebuilding during the late 20th century (AB Heritage 2015).
- 3.2.13 The Shooting Box is not specifically associated with any other assets other than the general contribution to the rural landscape character of the surrounding area provided by the farmhouses and fields. Historically, it was part of Llanberis Farm, which is not within the proposed development site (Felbridge & District History Group 2015b). Therefore, it could be suggested that the agricultural character of the proposed development site contributes to the significance of the setting to some degree; however, the adjacent Llanberis Farm provides the primary contribution to the significance of the setting. The asset is generally surrounded by vegetation with views to the wider landscape obscured by woodland.

3.3 Step 3 - Assessing the Effect of Proposed Development

- 3.3.1 A walkover survey was undertaken on 2nd June by Chloe Smith (AB Heritage) to assess which of the identified heritage assets (see Table 3.1) have the potential to be affected by the proposed development.
- 3.3.2 The proposed development site is bounded on all sides by fairly dense hedgerows and mature trees. The topography of the proposed development site is slight undulating and climbs towards the eastern half of the site with no open views to the horizon or distant heritage assets. Within the surrounding area are patches of woodland and dense vegetation.
- 3.3.3 The seven heritage assets identified for inclusion within this settings assessment (see Table 3.1) are hidden from view from within the site by vegetation, distance from site and built development. Exceptions to this are: Gibbshaven Farm [AB 11]; Barn to the south east of Gibbshaven Farmhouse [AB 15]; and Miles Farmhouse [AB 13]. Although partially obscured by vegetation, these assets are visible / partially visible from various points within the site, as described below (see Table 3.3.2).
- 3.3.4 The table below assesses the potential attributes of the development affecting the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

Table 3.3.1: Potential attributes of the development affecting the setting of the selected heritage assets

LOCATION AND SITING OF DEVELOPMENT	
Extent	Site area covers 6.75ha. Proposed development area covers 3.42 ha in the southern two-thirds of the site.
Position in relation to key views	See Table 3.3.1
FORM AND APPEARANCE OF THE DEVELOPMENT	
Form of development	Mixed residential development of 2, 3, 4 and 5 bed houses. Modest scale. No oversized or tall buildings.
Prominence, dominance or conspicuousness	The proposed development comprises residential houses nestled amongst existing mature trees and hedgerow vegetation along with additional proposed planting to soften the built form in the landscape. Therefore, the development should not be prominent in the landscape as viewed from the surrounding heritage assets.
Seasonal change	Leaf fall in autumn / winter may increase the visibility towards Gibbshaven Farm [AB 11] , Barn to the south east of Gibbshaven Farmhouse [AB 15] , and Miles Farmhouse [AB 13] .
OTHER EFFECTS OF THE DEVELOPMENT	
Noise, vibration, dust etc.	Temporary increase in noise, vibration and dust during construction works may affect Gibbshaven Farm [AB 11] , Barn to the south east of Gibbshaven Farmhouse [AB 15] , and Miles Farmhouse [AB 13] . Slight permanent increase in noise resulting from increased traffic accessing houses, may affect Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] but is unlikely to impact the significance to the setting of these assets. Slight permanent increase in noise resulting from recreational activity in the public open space (e.g. play area).
Change to general character	Cumulative increase in housing developments in the surrounding area, including new development to the south of the site, may lead to change in character from a predominantly rural setting to more residential/ suburban character. The northern area will change in character from rural to public open space.

Changes to public access, use or amenity.	No change: No public access is given to any of the identified heritage assets. Existing right of way along the western boundary is retained.
Changes to land use	<p>The site is currently occupied by fields under pasture, which have been part of Gibbshaven Farm. Change of land use from farmland to residential estate (southern area) will therefore have an impact on the setting of Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15].</p> <p>Change of land use from farmland to public open space (northern area) is considered unlikely to have any significant impact upon the setting of Miles Farmhouse [AB 13] or the Shooting Box [AB 32].</p>

Effect of Proposed Development on Medieval Moated Site West of Avenue Wood [AB 8]

- 3.3.5 The Scheduled Monument ‘Medieval Moated Site West of Avenue Wood’ [AB 8] is not visible from within the proposed development site. It is shielded by distance, vegetation, built development and natural topography. As the proposed development site is not considered to contribute to the significance of the setting (see Section 3.2.4) and the proposed development will not be visible from the asset it is not considered to have an impact upon the setting of the Scheduled Monument ‘Medieval Moated Site West of Avenue Wood’ [AB 8].
- 3.3.6 Overall it is considered that the proposed development is unlikely to alter the setting of ‘Medieval Moated Site West of Avenue Wood’ [AB 8] and is not considered to harm its significance.



Photo 1: View north west towards site from footpath adjacent to Medieval Moated Site West of Avenue Wood' [AB 8]

Effect of Proposed Development on Warren Furnace [AB 20]

- 3.3.7 The Scheduled Monument 'Warren Furnace' [AB 20] is not visible from within the proposed development site. It is shielded by distance, vegetation, built development and natural topography. As the proposed development site is not considered to contribute to the significance of the setting of the asset (see Section 3.2.6) and the proposed development will not be visible from the asset it is not considered to have an impact upon the setting of the Scheduled Monument 'Warren Furnace' [AB 20].
- 3.3.8 Overall it is considered that the proposed development is unlikely to alter the setting of Warren Furnace [AB 20] and is not considered to harm its significance.



Photo 2: View east towards site from eastern edge of 'Warren Furnace' [AB 20]

Effect of Proposed Development on Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15]

- 3.3.9 Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] are the most visible heritage assets from within the proposed development site. These assets are visible, albeit partially obscured by vegetation, from the south western part of the site and are more clearly seen over the height of the current hedgerows from the south eastern part of the site where the topography rises on a gentle slope (although they are still partially obscured by taller trees).
- 3.3.10 In the current development proposal, the existing trees across the proposed development site are to be retained to form a natural visual barrier including those at the northern, eastern and southern boundaries and those that divide the southern area in half. Newly planted trees are proposed at the western boundary to soften the built form in the landscape. This should obscure the majority of the proposed development from the view from these assets. During the autumn / winter months this cover may be reduced and there may be increased visibility. Coupled with the modest scale of the individual proposed houses, which should not dominate the landscape, it is considered that the proposed development is likely to alter the setting of Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] to some degree but is not considered to harm its significance.
- 3.3.11 During the construction of the proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15]. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses may also affect the setting of Gibbshaven Farm [AB 11] and Barn to the south east of

Gibbshaven Farmhouse [AB 15] but is unlikely to impact the significance of the setting of these assets.



Photo 3: View west towards Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] from south western corner of site



Photo 4: View west towards Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] from south eastern area of site

Effect of Proposed Development on Miles Farmhouse [AB 13]

- 3.3.12 Miles Farmhouse [AB 13] is only visible from the northern third of the proposed development site. The farm is surrounded by vegetation including a tall *Leylandii* hedge on the eastern side so views from the site are partially obscured by vegetation. The farmhouse itself is only visible at the north western corner of the proposed development site, while a barn to the south of the farmhouse shields any clear views of the Listed Building from the majority of the western site boundary.
- 3.3.13 The current design scheme proposes the northern third of the site to be a public open space and the existing trees are to be retained. The only built development proposed in this area are a pumping station and play area in the eastern side of the site, which are unlikely to be visible from the asset due to vegetation cover. The northern area will change from agricultural land to public open space, although the physical cultivation is unlikely to change significantly. The area proposed for housing development in the south of the site is not visible from the asset, being shielded from view by vegetation in the north of the site. During the autumn / winter months this cover may be reduced and there may be increased visibility.
- 3.3.14 During the construction of the proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect the setting of Miles Farmhouse [AB 13]. Following the completion of the proposed development, a slight permanent increase in noise resulting from recreational activity in the public open space (e.g. play area), but this is unlikely to affect the setting of Miles Farmhouse [AB 13].
- 3.3.15 Overall it is considered that the proposed development is unlikely to alter the key aspects of the setting of Miles Farmhouse [AB 13] and is not considered to harm its significance.



Photo 5: View north west towards Miles Farmhouse [AB 13] from north western corner of site



Photo 6: View south east towards site from footpath/ gate to Miles Farmhouse [AB 13]

Effect of Proposed Development on the Boundary Stone noted on the Worth Tithe Map 1839 [AB 31]

- 3.3.16 The Boundary Stone noted on the Worth Tithe Map 1839 [AB 31] is no longer visible. Although the site may be considered to contribute to the significance of the setting to some degree (see Section 3.2.11), it is not a designated asset nor is it of particular historical or archaeological significance.
- 3.3.17 Although the setting may be slightly affected by the proposed development, it is not considered to harm its significance.



Photo 7: View west towards site at approximate location area of boundary stone (not visible) at eastern boundary

Effect of Proposed Development on the Shooting Box [AB 32]

- 3.3.18 The Shooting Box [AB 32] is only visible from the northern boundary of the proposed development site. The cottage is surrounded by woodland so views from the site are almost completely obscured by vegetation.
- 3.3.19 The current design scheme proposes the northern third of the site to be a public open space and the existing trees are to be retained. The only built development proposed in this area are a pumping station and play area in the eastern side of the site, which are unlikely to be visible from the asset due to vegetation cover. The character of the northern area will change from agricultural land to public open space, although the physical cultivation is unlikely to change significantly. The area proposed for housing development in the south of the site is not visible from the asset, being shielded from view by vegetation in the north of the site. During the autumn / winter months this cover may be reduced and there may be slight increased visibility.
- 3.3.20 During the construction of the proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect the setting of the Shooting Box [AB 32]. Following the completion of the proposed development, a slight permanent increase in noise resulting from recreational activity in the public open space (e.g. play area), but this is unlikely to affect the setting of the asset.
- 3.3.21 Overall it is considered that the proposed development is unlikely to alter the key aspects of the setting of the Shooting Box [AB 32] and is not considered to harm its significance.



Photo 8: View east towards Shooting Box [AB 32] from nearby footpath with northern site boundary to south (shown on the right).



Photo 9: View north towards shooting Box [AB 32] from northern area of site.

3.3.22 The table below presents evidence gathered regarding proximity to the site and views.

Table 3.3.2: Potential for development to affect setting of heritage assets

Heritage Asset	Location to site	Visible from site	Visible from proposed housing area	Potential for Setting of Heritage Asset to be affected by proposed development
----------------	------------------	-------------------	------------------------------------	--

Medieval Moated Site West of Avenue Wood [AB 8]	c. 470m to the south east of the site	No	No	No
Warren Furnace [AB 20]	c. 1.4km to the west of the site	No	No	No
Gibbshaven Farm [AB 11]	c. 140m to the west of the site	Yes	Yes	Yes
Barn to the south east of Gibbshaven Farmhouse [AB 15]	c. 150m to the west of the site	Yes	Yes	Yes
Miles Farmhouse [AB 13]	c. 195m to the north west of the site	Yes	No	Yes
Boundary Stone [AB 31]	At eastern boundary	No	No	No
Shooting Box [AB 32]	Just outside northern boundary	Yes	No	No

3.4 Maximising enhancement and minimising harm

3.4.1 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from an early stage in project planning. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential risk for project delays and redesign at a late stage.

3.4.2 Of the seven heritage assets identified for inclusion in this settings assessment (see Table 3.1), it is considered that the proposed development may affect the setting of three heritage assets to some degree but is unlikely to harm their significance. These comprise:

- Gibbshaven Farm [AB 11];
- Barn to the south east of Gibbshaven Farmhouse [AB 15]; and
- Miles Farmhouse [AB 13]

3.4.3 The proposed development includes strategic use of vegetation screening, including the retention of trees across the proposed development site and proposed new trees at the western boundaries. Landscape buffers are proposed at the southern boundary and south western corner of the proposed development site. This will help to shield Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] from views of the proposed development. Similarly the retention of trees and the creation of a public open space in the north of the site will help obscure the proposed development from the view of Miles Farmhouse [AB 13]. However, during the autumn / winter months this cover may be

reduced and there may be increased visibility between the heritage assets and the proposed development.

- 3.4.4 Guidance from Historic England states that ‘*Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting. The permanence or longevity of screening in relation to the effect on the setting also requires consideration. Ephemeral features, such as hoardings, may be removed or changed during the duration of the development, as may woodland or hedgerows, unless they enjoy statutory protection. Management measures secured by legal agreements may be helpful in securing the long-term effect of screening*’ (Historic England 2015a).
- 3.4.5 Therefore, the seasonality and longevity/ maintenance of this method of screening should be taken into account. In addition, every effort should be made to ensure that the development scheme takes account of local character (e.g. consideration of vernacular architectural style, appropriate materials etc.) so that the effect of the proposed development be minimised regardless of visual screening.
- 3.4.6 During the construction of the proposed development, there is likely to be a temporary increase in noise, vibration and dust, which may affect the settings of Gibbshaven Farm [AB 11], Barn to the south east of Gibbshaven Farmhouse [AB 15] and Miles Farmhouse [AB 13]. Following the completion of the proposed development, a slight permanent increase in noise resulting from increased traffic accessing houses, may also affect the setting of Gibbshaven Farm [AB 11] and Barn to the south east of Gibbshaven Farmhouse [AB 15] but is unlikely to impact the significance of the setting of these assets. A slight permanent increase in noise may result from recreational activity in the public open space (e.g. play area) in the north of the proposed development site during its use, but this is considered unlikely to affect the setting of Miles Farmhouse [AB 13].
- 3.4.7 Suitable mitigation strategies should be discussed with the archaeological advisor and / or conservation officer at the Local Planning Authority.

3.5 Making and documenting the decision and monitoring outcomes

- 3.5.1 The true effect of a development on setting may be difficult to establish from a theoretical perspective. Once the development has been implemented, it may be helpful to review the success of the scheme and to identify any ‘lessons learned’ to aid with the formulation of mitigation strategies for similar developments in the future.

4. REFERENCES

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Appendices

Appendix 1 Key Attributes of Heritage Assets

The tables below identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset.

Table A1: Key Attributes of Medieval Moated Site West of Avenue Wood [AB 8]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Adjacent to stream (Felbridge Water). Asset is located on slope. Land slopes down towards the stream on both sides.
Surrounding Landscape	Farmland and scattered farmsteads and large residential properties.
Land Use	Scheduled Monument (protected area). Horse grazing. Footpath.
Trees, Vegetation	Surrounded by vegetation / woodland areas on all sides.
Openness, enclosure and boundaries	Field surrounded by wooden fencing (not scheduled). Moated area partly fenced by electric fence to contain horse.
Degree of change over time	Considerable change from original setting: moat drained, stream moved etc. but no significant recent change.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural on the outskirts of Felbridge.
Views from, towards, through and across the asset	Not visible at any distance. No views across landscape. Views out generally obscured by vegetation. Views to nearby farmhouse.
Visual dominance or prominence	Survives as ditches, no indications of buildings noted on List Entry Description (Historic England 2015b).
Noise, vibration or other intrusion	Erosion. Bioturbation from badger sett (Historic England 2015b).
Accessibility	Accessible by footpath.
Degree of interpretation /promotion to the public	Not open to the public. On private land, but accessible by footpath. No signage at site. Map of 'conservation walks' displayed at footpath junction does not mark this asset. Site mentioned in small number of journals (Historic England 2015b). Listing information available online (e.g. National Heritage List Historic England 2015b) etc.)
Associative relationships between heritage assets	Not part of an asset grouping. Route of Roman road [AB 5] crosses the most easterly corner. Nearby Deserted Medieval Settlement [AB 9].

Table A2: Key Attributes of Warren Furnace [AB 20]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Within Woodland, adjacent to Furnace Pond and stream. Sharp drop in ground level within scheduled area itself compared with adjacent footpath. Land generally slopes up towards the east.
Surrounding Landscape	Large pond. Large residential properties nearby but asset itself feels isolated and rural.
Land Use	Scheduled Monument (protected). Overgrown.
Trees, Vegetation	Completely overgrown and not visible due to extensive vegetation across the asset.
Openness, enclosure and boundaries	Enclosed by fence and extensive vegetation.
Degree of change over time	Immediate setting has become overgrown but not impacted by development. In the wider area, land directly to the east is now a modern residential area but houses are nestled amongst trees and do not appear intrusive.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Rural / Residential.
Views from, towards, through and across the asset	Not visible at any distance. No views across landscape. Views out would be completely obscured by vegetation.
Visual dominance or prominence	Not visually prominent. Nestled into woodland. Location for power (water) and materials to fire the furnace (wood).
Noise, vibration or other intrusion	Original setting compromised by construction of residential estate directly adjacent.
Accessibility	Accessible by footpath but not visible due to overgrown vegetation.
Degree of interpretation /promotion to the public	Not open to the public. On private land, but passed by footpath. No signage at site. Listing information available online (e.g. National Heritage List Historic England 2015b) etc.) Research / publications by local history group (Felbridge & District History Group 2015a)
Associative relationships between	An enclosure to the east of the Warren Furnace is believed to have been a shanty town [AB 21] for the workers of the

heritage assets	furnace.
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Table A3: Key Attributes of Gibbshaven Farm [AB 11]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Land generally flat within farmstead itself. Farm nestled into gently undulating landscape.
Surrounding Landscape	Farmland to north and south. Minor road and new residential estate to south east.
Land Use	Farm / House.
Trees, Vegetation	Farm enclosed by hedgerows and trees.
Openness, enclosure and boundaries	Enclosed by hedgerows/vegetation and gate.
Degree of change over time	Negligible change in immediate surroundings, some re-facing of farm buildings. Some change in wider area, including development of residential area to the west (Furnace Wood) but houses are nestled amongst trees and do not appear intrusive. New residential development to south east of the farm is currently under construction.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural but land to south east is currently under development.
Views from, towards, through and across the asset	Wider views generally obscured by hedgerows and trees. Farmstead buildings inward looking around central yard rather than focused outwards to wider landscape.
Visual dominance or prominence	Not particularly prominent in the landscape. Two-storeys. Modest scale.
Noise, vibration or other intrusion	Some occasional noise from minor road. Temporary noise from construction site to south east.
Accessibility	Not open to the public. On private land. Accessible by private lane (Furnace Farm Road).
Degree of interpretation /promotion to the public	Listing information and photograph available online (e.g. National Heritage List Historic England 2015b), Images of England (Historic England 2014) etc.)
Associative relationships between heritage assets	Adjacent to and part of the same farmstead as 'Barn to the south east of Gibbshaven Farmhouse' [AB 15]. Lime kiln [AB 22] is also thought to be part of Gibbshaven Farm.

Table A4: Key Attributes of Barn to the south east of Gibbshaven Farmhouse [AB 15]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Land generally flat within farmstead itself. Farm nestled into gently undulating landscape.
Surrounding Landscape	Farmland to north and south. Minor road and new residential estate to south east.
Land Use	Storage.
Trees, Vegetation	Farm enclosed by hedgerows and trees.
Openness, enclosure and boundaries	Enclosed by hedgerows/vegetation and gate.
Degree of change over time	Negligible change in immediate surroundings. Some change in wider area, including development of residential area to the west (Furnace Wood) but houses are nestled amongst trees and do not appear intrusive. New residential development to south east of the farm is currently under construction.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural but land to south east is currently under development.
Views from, towards, through and across the asset	Wider views generally obscured by hedgerows and trees. Farmstead buildings inward looking around central yard rather than focused outwards to wider landscape.
Visual dominance or prominence	Not visually prominent. Barn designed to be functional.
Noise, vibration or other intrusion	Some occasional noise from minor road. Temporary noise from construction site to south east.
Accessibility	Not open to the public. On private land. Accessible by private road (Furnace Farm Road).
Degree of interpretation /promotion to the public	Listing information and photograph available online (e.g. National Heritage List Historic England 2015b), Images of England (Historic England 2014) etc.)
Associative relationships between heritage assets	Adjacent to and part of the same farmstead as Gibbshaven Farmhouse [AB 11]. Lime kiln [AB 22] is also thought to be part of Gibbshaven Farm.

Table A5: Key Attributes of Miles Farmhouse [AB 13]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Farmhouse nestled in slightly lower lying land than

	surrounding area, which gradually slopes away to the west
Surrounding Landscape	Farmland
Land Use	Farm.
Trees, Vegetation	Surrounded by vegetation including tall <i>Leylandii</i> hedge on eastern side.
Openness, enclosure and boundaries	Enclosed by fencing and vegetation including tall <i>Leylandii</i> hedge on eastern side.
Degree of change over time	Negligible in immediate vicinity. Considerable in wider area due to spreading residential development along Copthorne Road to the north east and Furnace Wood to the west.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural.
Views from, towards, through and across the asset	Not visible at any distance. No views across wider landscape. Views out generally obscured by vegetation.
Visual dominance or prominence	Not particularly prominent in the landscape. Two-storeys. Modest scale.
Noise, vibration or other intrusion	None in immediate vicinity.
Accessibility	Not open to the public. On private land. Footpath passes close by on the eastern side but not accessible except by private farm track.
Degree of interpretation /promotion to the public	Listing information and photograph available online (e.g. National Heritage List Historic England 2015b), Images of England (Historic England 2014) etc.)
Associative relationships between heritage assets	None noted.

Table A6: Key Attributes of Boundary Stone noted on the Worth Tithes Map 1839 [AB 31]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Land rising to the south towards Llanberis Farm.
Surrounding Landscape	Farmland. Allotment garden.

Land Use	Field boundary. County boundary.
Trees, Vegetation	Tree-lined field boundary. Fairly overgrown.
Openness, enclosure and boundaries	Located at boundary.
Degree of change over time	No longer visible.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Rural.
Views from, towards, through and across the asset	Feature is not visible at mapped location and is therefore not visible from elsewhere in the landscape. From this location there are views into adjacent fields but wider views are generally obscured by vegetation.
Visual dominance or prominence	Designed to be a boundary marker, presumably to be visible in its immediate surroundings. However, it is no longer visible and ,therefore, not visually prominent in the landscape.
Noise, vibration or other intrusion	None in immediate vicinity.
Accessibility	Location as shown on Worth Tithe Map of 1839 indicates that it should be accessible by the footpath that passes by the north eastern corner of the site, however, the boundary stone is no longer visible.
Degree of interpretation /promotion to the public	None noted.
Associative relationships between heritage assets	None noted.

Table A6: Key Attributes of the Shooting Box [AB 32]

THE ASSET'S PHYSICAL SURROUNDINGS	
Topography	Generally flat
Surrounding Landscape	Farmland / woodland
Land Use	Uninhabited Cottage
Trees, Vegetation	Surrounded by vegetation including trees

Openness, enclosure and boundaries	Nestled within trees, enclosed by wire fencing.
Degree of change over time	Negligible in immediate vicinity. Considerable in wider area due to spreading residential development along Copthorne Road to the north east and Furnace Wood to the west.
EXPERIENCE OF THE ASSET	
Surrounding landscape character	Predominantly rural.
Views from, towards, through and across the asset	Not visible at any distance. Views out generally obscured by vegetation. Some views north to Miles Farmhouse.
Visual dominance or prominence	Well hidden. Not prominent in the landscape. Single storey small cottage.
Noise, vibration or other intrusion	None in immediate vicinity.
Accessibility	Not open to the public. On private land. Footpath passes at a distance on the western side but not accessible.
Degree of interpretation /promotion to the public	Mentioned in Local History Group Publication (Felbridge & District History Group 2015b).
Associative relationships between heritage assets	None noted.



Legend

- Site boundary (6.75 ha)
- Potential site access
- Proposed development area (3.42 ha)
- Proposed landscape buffer (0.69 ha)
- Proposed public open space (2.47 ha)
- Proposed primary street (indicative)
- Proposed secondary street (indicative)
- Proposed drainage basin (0.14ha)
- Proposed pumping station (indicative location)
- Existing and retained trees
- Proposed trees to soften built form (indicative locations)
- Existing Public Right of Way & Tandridge Border Path Recreational Route
- Proposed informal footpath and pedestrian links (indicative)
- Play Area (LAP)
- Potential location for Local Equipped Area for Play (LEAP) or Local Landscaped Area for Play (LLAP)
- ▲ Listed Buildings

Figure 3: Development Concept DRAFT

Project: Gibbshaven Farm

Date: 25/03/15 | Job Number: 10507

Drawn by: LDA Design Consulting LLP





Legend

Dwelling Size	No. of Units	%
2 Bed Terrace	6	8
3 Bed Semi	18	25
4 Bed (1350 sq. ft)	22	30
4 Bed (1600 sq. ft)	21	30
5 Bed Detached	5	7
Total	72	100%

Figure 4: Proving Layout
DRAFT

Project: Gibbshaven Farm

Date: 04/2015 | Job Number: 10507

Drawn by: LDA Design Consulting LLP





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