

Save West of Ifield Response to the Horsham District Local Plan

Regulation 19 Consultation

Strategic Policy HA2 - Heritage

“William Fitzralph holds Ifield of William. Alfwy held it of King Edward. Then and now it answered for one hide. In lordship nothing. There are five villeins and four bordars, with a plough, six acres of meadow and a wood of six hogs. Twenty shillings have been and continue its estimated value”¹

Domesday 1086

1. Introduction

- 1.1. In order to assess the impact of the development of West of Ifield (HA2) on heritage assets, the history of the area from both before and after Domesday has been considered. Sufficient evidence has been left from marks and artefacts in the ground, from buildings that have survived centuries of wear and tear, and from maps and historical records, to understand how different periods of history have played out in the area. This is in line with Historic England’s description of the historic environment as *‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible or buried, and deliberately planted or managed flora.’*
- 1.2. Heritage is more than history. Historic England’s definition of Heritage is *‘All inherited resources **which people value** for reasons beyond mere utility’* and includes both cultural and natural heritage. (Author’s emphasis). Their definition goes beyond the definition of heritage solely in terms of designated assets to include the settings of designated assets and all aspects which contribute to a ‘sense of place’².

¹ Entry for Ifield in Domesday <https://opendomesday.org/place/TQ2537/ifield/>

² English Heritage, 2008, *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pp71-2

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

Accessed 25 Jan 2024.

- 1.3. The Horsham District Plan for HA2 is for 3,000 houses. The suggestion that it could be the first phase of a 10,000 house development has been ‘parked’ for this planning period, but could well emerge at a later stage. For this reason, the narrative related to history extends beyond the 3,000 site.
- 1.4. A brief summary of the history of the Ifield area is given in tabular form in Appendix 1. The reference list at the end includes sources where more detailed accounts can be found. Reference to the phases identified in the table is made throughout the report without unnecessary repetition of the information contained in the table.
- 1.5. The author of the report is secretary of Ifield Village Conservation Area Advisory Committee (IVCAAC). She is indebted to the members of IVCAAC both past and present and to Ian Mulcahy³ whose accounts of historical features on the landscape are readily available via his blogs.

Contents

- 1. Introduction**
- 2. Executive Summary**
- 3. Heritage context of the Site**
- 4. Policy Context**
- 5. Evidence Base**
- 6. Impact of HA2 on Heritage**
- 7. Conclusions**

³ See Appendix 10

2. Executive summary

- 2.1. The site, and the land adjoining, is so rich in heritage assets and potential archaeological assets, that HA2 will cause substantial harm. This is contrary to **NPPF 200** which states “*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification*”. We do not think that convincing justification has been made and hence consider the plan unsound.
- 2.2. Aspects of C20 heritage which contribute to the sense of place have been overlooked entirely in assessment of heritage: one is the design of the golf course and the associated housing, and another is the design of a post War New Town.
- 2.3. Opportunities to enhance heritage assets such as the ancient monument and the setting of the conservation area will be lost once a wide road and the rest of the development is installed. This then fails **NPPF 197a** and **197 c**.
- 2.4. Given the long history of settlement in the area on both sides of the local authority boundary, heritage should have featured much more strongly in discussion of cross border issues. The shifts in where manor, parish or local authority boundaries have fallen within the last few hundred years, point to the collective responsibility for ensuring the protection of heritage. One has to search in documentation for acknowledgement of this. **HDC Strategic Policy 21** should acknowledge this cross-boundary responsibility for heritage more explicitly.
- 2.5. The strategy plans for development which compromises the ability of future generations to meet their own cultural and heritage needs, so is not consistent with national policy and will not deliver sustainable development contrary to the policies in the Framework and other statements of national planning policy.

3. Heritage context of the site

Borders and boundaries

- 3.1. Strategic site HA2 lies on the border of the present-day boundary between Horsham District Council and Crawley Borough Council. That border was drawn in 1956 following the designation, in the late 1940s, of Crawley (then a flourishing town on the road from London to Brighton) to be the centre of a post war New Town. The New Town incorporated the market town of Crawley and the villages of Ifield and Three Bridges. The cut-off on the Ifield side was the Ifield Brook and River Mole, thereby putting parts of Ifield into two different administrations⁴. To understand the historical links between HA2 and the part of Ifield that was incorporated into the New Town it is necessary therefore to go back to before the New Town.
- 3.2. We do not know exactly where the 120 acres (one hide) of the Ifelt (contemporary spelling) of Domesday lay in relation to the present position of the church, but it is assumed to be close to the rivers, Ifield Brook and the River Mole, for water supply and not far from where the church now stands⁵. The description of meadows and woodland and a plough suggests agricultural use similar to, but on a much smaller scale, than that found today. There was no church mentioned in Domesday; the present church dates from the early 13th century with the earliest artefact being the 11th century stone font, which points to the existence of an earlier church. 'In lordship nothing' indicates that it was not farmed directly by the owner but by tenant farmers. The previous ownership (Alfwy – Saxon) shows that a stable settlement predated the Norman Conquest. Considerably earlier settlement is suggested by '*Evidence from recent trenching for water*

⁴ Earlier than this, Ifield Parish had been in Horsham Rural District (an administrative unit which along with Horsham Urban District and Chanctonbury Rural District became the current Horsham District in 1974). It is also worth noting that other parts of the ancient parish of Ifield have moved from Horsham to Crawley such as Ifield Mill Pond and parts of Bewbush and Broadfield.

⁵ Ifield Brook was nearer to the church than now (older channels still visible). Gwynne (1990) suggests that the settlement is most likely to have been in a clearing just to the north of the church.

*infrastructure has revealed the remains of a prehistoric roundhouse and associated features in the south eastern part of the site’.*⁶

- 3.3. The table in appendix 1 charts the subsequent history through the drop in population during the Black Death, the rising wealth that came from the iron industry up to the 17th century and the return to a more agricultural way of life in the 18th and 19th centuries after the decline of the Iron Industry. While the 20th century brought in significant changes, the rural landscape to the west of Ifield Village remained, and still remains, in character and layout closer to its agricultural roots.
- 3.4. The 1956 boundary put the Church and Ifield Common⁷, plus many of the associated dwellings, into Crawley, leaving other parts of Ifield in Horsham Rural. The golf course happens to be on the west side of Ifield Brook so became part of Horsham Rural although its distance from Ifield church is relatively short (and its history ties it firmly to what was, before the Second World War, the Manor of Ifield – see Appendix 3). In terms of administrative parishes, the part of Ifield that now lies in Horsham District, is within Ruser Parish. In ecclesiastical terms it still lies within the Ifield Parish! (Appendix 4)
- 3.5. Going back to the Sussex divisions of Rapes, Hundreds and the parishes associated with churches, Ifield Parish was in the Rape of Bramber and in the northern section of the Hundred of Burbeach.⁸ The church was roughly in the centre of the parish. Names that we see today - Ifield Court, Bonwyks, Stumblehole, Hyde, Ewhurst, Langley, and Amberley were all established farms as can be seen from 14th century tax returns. (spellings change as they were often phonetic) and most are on the tax returns of 1296.

⁶Strategic Sites assessment https://www.horsham.gov.uk/_data/assets/pdf_file/0020/131735/HDC-Reg-19-Site-Assessment-Report-Part-II-Strategic-Sites-Dec-2023.pdf p 94

⁷ Now Ifield Village Green and playing fields and the land associated with the Gurdwara.

⁸ Although in Domesday it was its own hundred 'Ifeld in the Hundred of Tifeld'

3.6. Early maps⁹ show Ifield was never a 'nuclear village' (i.e. a tightly knit set of dwellings along a central street with strips of land outside for inhabitants to farm). Ifield was characterised more by relatively large farms or estates with workers living in cottages on the farms. Buildings close to the church were few and far between. Even as late as 1910, the map¹⁰ below shows the



area essentially farmland. Having said this, buildings did develop near the church providing services for church goers and Ifield Common provided local grazing. Old Inn cottage (16th century) was originally an inn with a hay loft, the 17th Century Forge Cottage in Ifield Street nearby housed the blacksmith with a large field behind for horses to graze while waiting to be shod; Harrow cottage (18th century) was a

butcher's shop; and in the 1800s a grocery was established in a building where numbers 1 & 2 Church Cottages now stand. A windmill, and subsequently a steam mill stood on Ifield Common in the 19th century. A tithe barn (16th century)¹¹ stood close by the church. Ifield Court, on the other side of the Mole from the church, was a mediaeval moated house dating from at least the 16th century. It formed the Manor House for the parish up until the 1840s. The fields immediately between the church and Ifield Brook were at one time grazed by cattle from Rectory Farm, which is

⁹ E.g. The Yeakall and Gardener map of 1795.

¹⁰ Source of map – History on line – see references for full reference.

¹¹ The barn was converted into the Ifield Barn Theatre 50 years ago. The oldest parts of the barn are potentially C13th. It is locally listed (not nationally because breeze blocks replaced the wattle and daub).

one reason why they are not so wooded as the southern section of Ifield Brook Meadows (the Local Green Space).

- 3.7. The 1956 boundary put most of what is described in para 2.5 into what is now 'Crawley Borough'. It divided the village administratively from the rural farms to the west including Ifield Court Farm. Ifield Avenue sliced across the area to the North but left much of the village and its common intact with a character defined by its history not by the New Town. The name Ifield was subsequently given to the Crawley neighbourhood of Ifield and the phrase 'Ifield Village' tends to be used to denote the part of Ifield which preceded the New Town, especially the part that is now defined by the Ifield Village Conservation Area. The name, Ifield, also persists in the part now in Ruspur Parish (Ifield Wood, Ifield Court Farm).
- 3.8. It should be noted that in a study undertaken by a consultancy for Crawley Borough Council about 15 years ago on the quality of the boundaries round Crawley, the boundary at Ifield was described as a 'well-integrated boundary' where there is a gradual transition from urban to suburban to village and finally to rural. This is particularly occasioned by the fact that there is no road from the village into the fields – only footpaths. It is not surprising that the description of Ifield as 'half town – half country' has been used (Bangs, 2018, p316)¹².
- 3.9. Given this history, HDC's classification of Ifield as a 'secondary settlement' (HDC SP 2 Development Hierarchy) is, to say the least, curious as it gives the impression of a settlement devoid of any connections. It is as if HDC has not quite resolved the dilemma of justifying their placement of HA2. This dilemma is expressed to some extent in (para 10.90) where on the one hand they lump all of Crawley together as a large urban settlement, thereby arguing that a 'settlement extension' is justified. On the other hand, they acknowledge the existence of the different character of Ifield Village, much of which is now within a designated heritage asset of the Ifield Village Conservation Area (IVCA) (para 10.91). To the extent that 'secondary

¹² Bands, D, (2018) *The Land of the Brighton Line, A field guide to the Middle Sussex and South East Surrey Weald*, Bishop Printers: Portsmouth, ISBN 978-0-9548638-2-1, p 316

settlement' has a meaning in the context of HA2, their policies with respect to 'urban extensions' is not justified for secondary settlements.

- 3.10. One boundary which has not been mentioned is that of the 'Manor of Ifield'. The court records of the Manor of Ifield exist from 1739 to 1935 and the entry for 1821 gives a detailed account of the 'beating of the bounds' of the Manor, where boundary markers were inserted on trees and fence posts. It took place over 3 days. Extracts from the account gives a picture of the area and the boundary has been traced as accurately as possible onto a map of the 1940s. (see Appendix 6). A large part of the manor was sold off in 1943, although large areas still exist in the ownership of the present Lord of the Manor.
- 3.11. HDC's Inset map 40 does not appear to show the correct boundary of Ifield Village Conservation Area (IVCA). This may be a result of its being a many layered map and my inability to take away top layers to reveal the full extent of the conservation area. For that reason, I have included a map of the conservation area in appendix 5. A similar map is also available on-line on the Crawley Borough Council website¹³.
- 3.12. It is also to be noted that the full extent of the land held by Homes England is not marked on the maps. They own land on the Crawley side of the boundary. Management of the meadows that lie within the Conservation Area and the meadows that form the Local Green Space lies with Homes England. They own land on which Ifield Barn Theatre stands and they own stretches behind the houses on Rectory Lane, including one plot which borders Rectory Lane. This wider boundary was marked on maps used at earlier consultations. Their development includes encroachment onto this land with the cycle way through Ifield Brook Meadows (the Local Green Space) from their 'Meadow View' across to Ruser Road (This cycle path is marked on the maps).

¹³ The map for IVCA can be found at: <https://crawley.gov.uk/sites/default/files/documents/PUB191512.pdf>
The statement about the conservation area can be found at
<https://crawley.gov.uk/sites/default/files/documents/INT169915.pdf>

Designated and undesignated assets

- 3.13. In the Homes England EIA Scoping Report (2020) a desk-based search of the designated assets within one kilometre of the site had been completed and assets listed (HE EIA 2020 section 9.1). The report also listed relevant items in the Historic England Record (HER) and archaeological notification area (ANA). The most significant designated assets are the moat that surrounded the medieval Ifield Court Manor (a scheduled monument) and Ifield Village Conservation Area (with two grade I, one grade II*, seven grade II and seven locally listed buildings). There are also other designated buildings close to the site, mostly timbered buildings, such as Brook Cottage and Turks Croft (late C15th), Ifield Water Mill and Ifield Mill House in Ifield, Crawley, and buildings in Rusper such as at Stumbleholme and Bonwyks. (See Appendix 2 for information on Ifield Court Farm)
- 3.14. The area's history is evident in markers in the landscape but many of these markers are not designated assets, either because they do not match the criteria for designated assets or because no one has thought to register them. The historical markers that, in my opinion, are part of heritage (i.e. a **value** placed on them) are listed below. The list is not exhaustive, but it indicates a range of the extant markers that are present.
- a. Field boundaries marked on early OS maps that match present day boundaries¹⁴
 - b. Hedgerows ditches and shaws that follow old boundaries (a few have been removed but the patchwork characteristic of the area remains)
 - c. Dips in the ground that show the erstwhile meanderings of waterways - sometimes because of deliberate straightening of the course of a river, sometimes by natural causes
 - d. Field names that reflect previous use and particularly those associated with the iron industry (e.g. kiln plat).

¹⁴ For example, about 90% of the old field boundaries of Hyde Farm are extant in hedgerows and treelines on the golf course and can be clearly seen on a LIDAR scan.

- e. Series of hollows across the area from digging for limestone or iron bearing rock, from the earlier iron working era, or pits for burning lime for agricultural purposes. These are often accompanied with findings of slag, especially in river beds.
- f. Patches of Common Land that has survived such as the common land in Ifield Wood.
- g. Roads that are rural roads and follow the roads marked on the maps of the late 1790s
- h. Rural footpaths that run to farms and other villages – as well as traces of reinforced tracks for the trade routes needed for the heavy wagons carrying iron from Ifield Forge.
- i. Ifield Mill and Mill pond, originally a hammer pond for the forge

3.15. The heritage of the twentieth century is also evident and I include here:

- a. The coming of the railway stop (now Ifield Station) in 1907
- b. The building of the golf course on Hyde Farm and associated houses (See Appendix 3)
- c. The development of a post war new town based on a design principle of a 'town in the countryside'. (See appendices 7 & 8)

3.16. To shift focus from historical features to heritage we have to consider the **value** that has been placed on them. The use and the preservation of historical features, by both statutory and volunteer groups over many years, gives evidence to the value that has been put on the historical environment. Designation of Ifield Village as a conservation area in 1983 and its subsequent extensions, of Ifield Brook Meadows as a Local Green space in 2015, Willoughby Fields as a Local Nature Reserve in 2012, indicate value. The voluntary group (now part of Crawley Museum Society) that restored and now preserves Ifield Water Mill and opens it to the public; local groups and individuals who organise country walks including to neighbouring villages; the volunteers who conduct tours for history groups from other areas; the published sources including blogs from field investigations; they

all bear witness to the value that the community, past and present, places on these features and which turn historical features into heritage assets.

4. Policy framework

National Policy

4.1. The National Policy Planning Policy Framework guidance has three objectives for achieving sustainable development: economic; social and environmental (NPPF, Sept 2023, para 8). In considering heritage, both social and environmental objectives interact. For plan making

‘Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make provision for:...conservation and enhancement of the natural, built and historical environment, including landscapes and green infrastructure....’ (NPPF, 2023, 20)

4.2. Local Planning authorities, in their ‘duty to cooperate’ are also required to cooperate on “*strategic matters that cross administrative boundaries*” (NPPF 24). HA2 is a prime example, from the heritage point of view as well as many others, requiring cooperation.

4.3. Guidance on the Importance of Enhancing the Historic Environment are contained in NPPF, 189 -208

Heritage assets range from sites and buildings of local historic value to those of highest significance, such as World Heritage Sites...These assets are an irreplaceable resource enjoyed for their contribution to the quality of life of existing and future generations. (NPPF 189)

4.4. HA2, by virtue of its long history of settlement, has the potential to have heritage assets as yet undiscovered below its surface.

“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”.
(NPPF 194)

- 4.5. The need to include the **setting** as well as the designated asset is stated in NPPF 195. *“Local Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) should require clear and convincing justification”.* From the historical background in section 2, in my opinion, the rural landscape of HA2 is the **setting of the conservation area** and therefore a convincing justification of HA2 is required.
- 4.6. NPPF identifies ‘substantial harm’ (NPPF 201) from ‘less than substantial harm’ (NPPF 202). I argue that HA2 will do **substantial** harm to the **setting** of the conservation area, which is a designated asset. It may also do substantial harm to the setting of the scheduled ancient monument of the moat at Ifield Court Farm, a point which Historic England made in response to the 2020 HE EIA Report.
- 4.7. NPPF (104) states *“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: ...the potential impacts on transport networks can be addressed”.* I have included this as there will not only be increased traffic through Ifield Green (part of IVCA) but also through neighbouring historic villages. Traffic impacts on Crawley as a whole are dealt with in another study for SWOI.

Planning Practice Guidance

- 4.8. The Planning Practice Guidance states:

In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive

contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Paragraph: 003 Reference ID: 18a-003-20190723

I have not seen statements as to how the this development will make a positive contribution to, nor better reveal the significance of the heritage assets.

Horsham Policies

4.9. The HDC Local Plan Reg 19 echoes the national guidelines in Strategy Policy 21: *Heritage Assets and Managing Change within the Historic Environment* which starts with a statement that *“The Council will preserve and enhance its historic environment...through positive management of development affecting designated and undesignated assets and their settings”*.

4.10. It also states that applications will only be supported if they

Demonstrate that any proposal in the vicinity of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research including the investigation, recording and reporting of both above and below ground archaeology.
(HDC, SP21.1.f)

4.11. It goes on to state:

“Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement”.

4.12. HDC’s introduction to the SP21 (pp 81-2) gives no explicit commitment to being mindful of heritage assets that sit outside their boundary. It is not clear that the requirement that *‘Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement’* applies to assets sitting just over the border.

4.13. Having said that, the preamble to Strategic Policy HA2 (para 10.91) does acknowledge the cross-boundary issue.

“Although close to those urban influences, the rural character takes in areas of Ancient Woodland, a section of the river Mole, and Ifield Brook Meadows (A Local Wildlife site). ...The wider landscape ...also abuts the Ifield Village Conservation Area, including the Grade I Listed St Margaret’s Church. Any development which takes place in this area must respect the rural and natural environment and local heritage...”

4.14. It is hard to reconcile the placement of The Multimodal Transport Corridor (MmTC) with its two-way pedestrian, cycle, car and bus lanes across the site with the respect expressed in the paragraph above especially as the road will be right next door to the Ifield Court Moat.

4.15. There are other policies which relate to the transformation of a rural environment to an urban one, namely those concerned with: light (SP 11.4), noise (SP 11.5) and air (SP 11.6) pollution; those concerned with green infrastructure and biodiversity (SP 12); and the importance of greenspace for health and recreation (SP 27, 2 g)

Duty to Cooperate

4.16. The West Sussex Statement of Common Ground signed by representatives of HDC, CBC, MSDC does not contain reference to heritage. It is an agreement to cooperate on housing, economic matters, education, transport and infrastructure. Consequently the statements between pairs of authorities have limited mention of heritage. The one between Mole Valley and Horsham contains only brief reference to the HA2, in its not having any impact on traffic or infrastructure within the Mole Valley. The one between CBC and HDC includes a clear statement that CBC does not support the site allocation West of Ifield and a long list of features to be addressed (section 7, pp 9-11). The discussion covers two pages and the final statement summarises the different perspectives.

“It is acknowledged that this is a significant proposal. Should the “West of Ifield” site be allocated, there are many matters yet to be finalised

and supported by evidence. In view of the cross-boundary nature of this proposal, it is important that any development scheme satisfies both authorities, with a requirement to as far as possible secure agreement from both ahead of any future planning application. The councils agree to continue to work together and maintain the transparent and cooperative approach taken to date in order to resolve these issues....”

5. Evidence Base

Cultural Heritage Desk Based Exercise – Strategic Sites Horsham District Plan Review

https://www.horsham.gov.uk/data/assets/pdf_file/0018/132642/5-Strategic-Sites-Reg-19.pdf

- 5.1. The Horsham Cultural Study identifies the assets within 1 km of the HA2 site boundary but only within Horsham District. There is a comment in very small type on p 70 which reads *“A constraint of this site is that the study area lands within Crawley Borough Council.”* It then proceeds to list essentially the heritage assets which lie on the Horsham side of the boundary. Hence the proximity of the Ifield Village Conservation Area, far less than 1 km from the boundary, is not mentioned.
- 5.2. The planning guidance is clear that in developing a strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting, it does not state that the heritage assets must be in their area, and as this report sets out there are specific opportunities in Horsham to conserve and enhance the setting of heritage assets in Crawley. The plan does not take account of sustaining and enhancing the significance of these heritage assets in Crawley and is not consistent with National Policy.
- 5.3. Of designated heritage assets, it selects three as being particularly sensitive to the development because of their location. They are: Pockneys Farm (C17th) and Oak lodge (C18th) on Ifield Wood Road and Old Pound Cottage (C17th) on Rusper Road right next door to the development. They are all Grade II listed (p75).
- 5.4. Table 24 which lists nine Archaeological Notification Areas (ANAs) does, however, mention areas within the Crawley boundary. Numbers 2, 6, 7 & 8 all overlap the Crawley side of the boundary and are flagged as ‘red’ i.e. very sensitive areas for archaeology. One of those is the Ifield Forge, which

given its closeness to the site, will likely have associated archaeological finds on the site itself.¹⁵

- 5.5. This desk-based exercise is referred to as a ‘high level’ study in that it summarises the numbers of ANAs, listed buildings etc, but there is no map to identify their positions. A reference to St Mary’s Church is mentioned, but little indication of where this is. The nearest St Mary’s Church is located in Horsham Town and is more than 1 km from the boundary of the site (unless it refers to St Mary’s Church in the Southgate neighbourhood of Crawley). I am assuming this is an error and St Margaret’s is meant.
- 5.6. As is evident from the title, this was a desk-based exercise and it is undated. Items that remain on the Historic England list, but which we know have fallen into disrepair and disappeared from the landscape, are still mentioned. There is no map showing the location of assets although their heritage entry numbers are given for the listed buildings and ancient monuments.¹⁶
- 5.7. One of the last points made in the summary is that:
- “...it is suggested that a detailed baseline and field assessment should further refine the archaeological potential of the site. The results of these assessments should then be used to inform the design and density of the proposed development.”*

Homes England EIA Scoping reports 2020 and 2023

- 5.8. In contrast the HE study of 2020 lists historical records within 1.5 km from the boundary including those on the Crawley side of the boundary and their locations are given on a map. It includes nationally and locally listed buildings and monuments, items within the Sussex Historic England Record (HER) and potential points of interest shown up by LIDAR. The Ifield Village Conservation Area is mentioned but the main concern they raise is the view of St Margaret’s Church from the fields. Its assessment did not cover the

¹⁵ The current Ifield Brook, from the Mill Pond to behind the Old Rectory is a man-made channel that is contemporary with the forge, thus giving the potential for archaeological finds along that entire stretch.

¹⁶ Park House Farm is on the list but not known to me.

10,000K site despite its being very much part of the conversations within their consultations. With the Historic Village of Rusper and the hamlet of Lambs Green so close this seems to be an omission. There is also no mention of the village of Charlwood another small village with a conservation area, just over the border in Surrey. Again, this is a desk based exercise, so where names on buildings have changed, the old names that were recorded at the time of listing are used. Buildings that have disappeared are still on the list.

- 5.9. In response to the EIA scoping enquiry (2020) Crawley Borough Council stated *“A **robust** assessment of the potential to impact the setting of the church and conservation area is considered essential. This should be extended to include all other heritage assets to substantiate what the potential is, which should be described in accordance with Table 9.3 of the scoping report”*. P 86 of EIA (The table is on p 88). To date no such assessment has been made, either by HE or HDC.
- 5.10. HDC in their response to the EIA, stated *“The assessment should include a consideration of the potential non-designated heritage assets and views on whether these would meet the criteria for national or local designation”* HDC reply, EIA p 86.
- 5.11. Advice from Maria Medlycott of Place Services, offering specialist archaeological advice to Horsham (Nov 2020) wrote:

The site west of Ifield has considerable potential for archaeological remains to be present. The geophysical survey and previous field work both in and adjacent to the site has established the presence of archaeological remains including a probable large settlement site spanning the period between the Late Bronze Age and the later Roman period, as well as a number of other possible prehistoric/Roman enclosures. It can be anticipated that this will be accompanied by burials on the edges of the settlement or in the near vicinity....

She also mentioned an earthwork in the form of a circular mound, anomalies suggested as former working pits, potential iron working near the

rivers and palaeoenvironmental deposits associated with the water course and their former channels, all worthy of investigation.

- 5.12. I cannot emphasise enough the importance of the landscape as a heritage asset which will be sorely compromised, but will leave it to the landscape report which is being submitted from SWOI for more detail. However, I have included the quote below which not only expresses the value that it has, but argues that it deserves as much protection as the South Downs:

The jewel in the crown of this countryside is House Copse, but there are many other jewels too...the Hyde Hill woods and meadows; the landscape of old shaws and North Bewbush and Stumbleholm; the gills and old secondary woodland of Furze Field and Burnet Stubbs; the scarp and its old woods below Kilnwood's green lane. All are threatened by building development and oppressed by the din from Gatwick and the Crawley Road. In a rational system this landscape would be as highly valued as Epping Forest and the New Forest. It is more beautiful than much of the South Downs National Park and deserves the same protection as them. (Bangs, D., 2018 p 318)

- 5.13. HE in EIA (2023) comment that the operational phase *'has the potential for significant effects on the landscape character and visual amenity of receptors'* which translated into normal English means that this will totally affect what is seen by those who walk through what are, at present, rural footpaths.

- 5.14. HDC in their response have referred to Historic England's South East Farmsteads Character Statement and the National Farmstead Assessment Framework. Farms in the area, date back a long way – and certainly Ifield Court Farm would be included here. We do not know if this has been followed up and if not, then this is a failing of the plan.

- 5.15. HDC have also called for thorough consideration of archaeological investigation particularly of the LIDAR sites and through trenching. We do not know if this has been followed up, but in line with the advice from Maria Medlycott, we would support this.

5.16. The 2023 EIA Scoping Opinion Request acknowledges that during construction there is the potential:

“to impact a scheduled monument, conservation areas and several non-designated assets within and in close proximity of the Site.

The northern area of the Site is abutted by the scheduled monument (Medieval moated site at Ifield Court). This asset’s setting could be impacted...and the southern part of the site would have potential to impact historic farms which would be demolished...

The visual setting of Ifield Village Conservation Area and the scheduled monument could be impacted by construction of the Crawley Western Corridor”. (EIASOR 2023, p 19/20 Table 4.2 Scoping Summary).

HE states that once finished, the setting of the conservation area and in particular the view of the church will be compromised.

5.17. The effect of lighting glow during construction is mentioned and will be scoped in (Table 4.2 p 20). Strangely this is not mentioned in the operation phase although once finished street lighting, house lights and car headlamps will dominate an erstwhile dark environment. This lighting will seep over into the fields behind the Church in the conservation area and to the meadows that form the Local Green Space.

5.18. The transport impacts in the operation phase are acknowledged in general terms – in that they will have impact the traffic flows on surrounding roads. The fact that these are country roads with no curbs is skirted over. Like so many other features, these chip away at the rural nature of the area which is considered a heritage asset. It turns rural settings into urban sprawl. Another bit of heritage is lost.

Sustainability Assessment (LUC 2021)

5.19. The Sustainability Assessment spatial objectives 7 and 8, make explicit that concern for heritage *nearby* should also be of consideration:

Objective 7: To safeguard and enhance the character and built heritage of the settlements in and adjoining the District, and ensure that the distinct character of these settlements are retained and enhanced and amenity is protected.

*Spatial Objective 8: Identify and preserve the unique landscape character and the contribution that this makes to the **setting of rural villages and towns in and adjoining the District***

5.20. The 2021 Sustainability Assessment (LUC 2021) states:

The scale of growth to be provided could result in effects relating to the disruption of existing community networks and implications for local placemaking. This could particularly be the case where large new urban extensions are proposed. (para 8.140, p146)

5.21. It goes on to state:

*8.149 Through the inclusion of the strategic sites at Buck Barn and Ifield there is potential for adverse impacts on the settings of the Conservation Area at Ifield as well as Registered Parks and Gardens at Knepp Castle and Warnham Court. Overall, a significant negative effect is expected in relation to **SA objective 8: historic environment**. The design of the new development to be provided over the plan period may provide opportunities to secure improvements in relation to the settings of heritage assets as well as mitigation. Therefore, the negative effect is uncertain. (para 8.149).*

I am interpreting the 'negative effect is uncertain' to mean 'developers might be able to mitigate the effect, but they might not'. This statement presumably accounts for the question mark that appears in the assessment in the updated SA 2023, the relevant section of which is below.

5.22. In the updated sustainability assessment (LUC Dec 2023) the heritage

Growth Scenarios	
SA objectives	Scenario 1a
1: Housing	+/-
2: Access to services and facilities	+/-
3: Inclusive communities	++/-
4: Crime	0
5: Health	++/-
6: Biodiversity and geodiversity	--?
7: Landscapes and townscape	--?
8: Historic environment	--?
9: Efficient land use	+/-
10: Natural resources	-?
11: Water resources	-?
12: Flooding	-?
13: Transport	++/-?
14: Air Quality	++/-
15: Climate change	++/-
16: Economic growth	+/-
17: Access to employment	++/-

rating for strategic sites as urban extensions (Table 6.7 column 1a, p114) is rated as negative, but with a minus and question mark imposed on it.

HDC Strategic Site Assessment (Dec 2023)¹⁷

5.23. The HDC Strategic Site Assessment is effectively a summary report based on the LUC assessment. It rates the heritage/archaeological impacts of HA2 as 'unfavourable' (pink) – but not 'very unfavourable' (red). It acknowledges the impact on the church and the conservation area. It also indicates that the ANA site linked to the iron works as one that should be investigated. It also reports the existence of a pre-historic round house revealed when water pipes were being laid across the site.

Local assessment

¹⁷ https://www.horsham.gov.uk/_data/assets/pdf_file/0020/131735/HDC-Reg-19-Site-Assessment-Report-Part-II-Strategic-Sites-Dec-2023.pdf

- 5.24. By local Assessment, I am referring to the assessment that I and others who know the area well judge to be the likely impact of the development on heritage.
- 5.25. The sense of place that results from the juxtaposition of the conservation area to its rural surroundings will be destroyed. Instead of leaving the village to walk through a fairly open peaceful landscape, with views of trees and the gentle rise to the north, walkers will come face to face with buildings and a Multimodal Transport Corridor that has to be crossed by a crossing point. I would argue that this is doing substantial harm to the setting of the designated asset of the conservation area and significant harm to the visual receptors (and the aural receptors) of the walkers.
- 5.26. Many hedges and trees will be lost, losing the historical pattern of fields. If a few ancient hedges are left in place there is no guarantee that they will be properly maintained.
- 5.27. The network of rural footpaths, protected by law, will be significantly diminished, with old footpaths becoming just impermeable surfaces through suburban streets. (Appendix 9)
- 5.28. The view of countryside that is gained when standing on Charlwood Road opposite Bonnetts Lane and looking down towards the village over the lands of Ifield Court Farm, will now be replaced by a view down the length of the MmTC.
- 5.29. One impact of the loss of the rural setting of the conservation area, is the sharp boundary between the meadows on the east side of Ifield Brook and housing on the west. This sharp boundary with garden fences and boundary walls alters entirely the sense of place. Rural footpaths which provide a sense of calm, become merely a walk through urban streets.
- 5.30. The golf course is an asset which is now nearly 100 years old. It not only serves as an important recreational facility for a local community it also represents a piece of social history of the area which should not be lost (Appendix 3).

- 5.31. There is the loss of the one remaining genuine area of a Crawley (New Town) as a town in the countryside, where the countryside is accessible without crossing a major road. While I accept that the 'GREEN BELT' marked on the original Minoprio plans was never enshrined in law, the intention was quite clear. This is a highly valued asset for people in Crawley and particularly for those in Ifield. (See Appendix 7 for the original conception of the New Town).
- 5.32. The fields behind the church (in the conservation area) and the Local Green Space, will now be severely damaged by vastly increased footfall. As 'greenspace' is being diminished, this area will become the choice walking area for people in the new development. The delicate ecosystems that exist there will be severely damaged as will the tranquillity of the area.
- 5.33. The MmTC is likely to seed the eventual link road from possibly County Oak on the A23 to the A264. If this occurs Crawley will be surrounded by major infrastructure, with an international airport on its northern boundary, the M23 on its eastern boundary and the A 264 on the southern boundary. Large roads have incessant hums which can go on all night. This will be another loss to the area. (Appendix 8)
- 5.34. At a local level, transport will have devastating impacts on the area. Despite the notion of a 15 minute neighbourhood where people walk and cycle, there will be car ownership. Cars coming out of the north of the development will fan out in three directions towards Charlwood on the Charlwood Road, towards Crawley on Ifield Avenue and towards the airport on Bonnetts Lane. To pick up routes to Horsham, they are likely to avoid the traffic jams that currently build up on Ifield Avenue by turning left onto the Charlwood Road, then onto Ifield Wood Road, onto Rusper Road and into Horsham that way. This route takes them through the village of Rusper and through the centre of its conservation area.
- 5.35. Those finding themselves trapped in traffic jams on Ifield Avenue, will attempt to zip through Ifield Green which is in the conservation area. Given that the older cottages along this stretch do not have drives for parking, consequent road parking reduces Ifield Green to a one lane road. There is

also a doctors' surgery at the junction of Langley Lane, Ifield Green and Rusper Road, which serves a wide community. Overflow parking from this lines Ifield Green near the junction with Rusper Road. This same single lane road effect from road parking can be seen in Rusper Village and in Charlwood Village.

5.36. Light pollution will of course be another effect. This is an area with relatively low light levels, a characteristic which goes with rural settings.

5.37. From its long history of settlement in the area, the site is potentially rich in archaeological remains. Artefacts recorded from the Maples development of archaeological significance, and the finding of evidence of a roundhouse from laying pipes through the site all point to the fact that any digging in the area will reveal historical information of interest.

6. Conclusions

6.1. The characterisation of Ifield as a secondary settlement is curious and belies the rich history of the area and the historical link between the site and the rest of Ifield.

6.2. There are gaps in the cumulative descriptions of the relevant heritage assets within influencing distance of the development. As a result, the decision to allocate HA2 as a strategic site is based on incomplete information.

6.3. At the core of our argument is that the whole is more than the sum of the parts. While many of the individual items of heritage have been correctly identified by both HE and HDC, through essentially a desk-based exercise, the significance of those items to the total heritage impacts of the development is under-reported. The value of heritage to local people has not been assessed or given the weight it deserves.

6.4. The heritage and importance of the design of Crawley as a post-war New Town, has been woefully underplayed, if not ignored. The notion that the larger development of 10,000 houses could become three new neighbourhoods of Crawley shows a disregard for the role that neighbourhoods played in the design of Crawley and in their relationship to

the town centre. Even more concerning is the destruction of the New Town concept of 'a town in the countryside' and its replacement with urban sprawl trapped inside major transport infrastructure.

6.5. For these reasons the plan does not set out a positive strategy for the conservation and enjoyment of the historic environment, it does not include all of the heritage assets most at risk and the strategy does not take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

6.6. Accordingly, because the strategy plans for development which compromises the ability of future generations to meet their own cultural and heritage needs, so is not consistent with national policy and will not deliver sustainable development contrary to the policies in the Framework and other statements of national planning policy.

Appendices

1. Phases in the History of the Ifield Area
2. Ifield Court Farm
3. Ifield Golf Club and the 'Arts and Craft Houses
4. Ecclesiastical Parish
5. Boundary of the Conservation Area
6. Boundary of the 19th century Manor of Ifield
7. The Minoprio Pan for Crawley
8. Crawley nearly encircled by major roads
9. Footpaths
10. Non designated heritage assets – Ian Mulcahy

Appendix 1 Phases in the History of the Ifield area

History of the Ifield Area	
Celtic, Roman and Anglo-Saxon Periods	The Weald in which Ifield is located was a source of iron ore and iron smelting. Small settlements, often temporary, were established in forest clearings in the Iron Age, Roman and later Anglo-Saxon periods.
Domesday Book	<i>“William Fitzralph holds Ifield of William. Aluri held it of King Edward. It has always been assessed as one hide, but there are five villeins and four bordars, with a plough, six acres of meadow and a wood of six hogs. Twenty shillings have been and continue its estimated value”</i> ¹⁸ .
The Middle Ages	Church of St Margaret’s was established in stone in 13 th Century, serving dispersed settlements in the area. Population low and area subsequently depopulated in the 14 th century from the Black Death. Towards the end of the 16 th Century ¹⁹ the iron industry was flourishing again and Sussex was a leading armament area. Ifield bristled with furnaces, forges and hammer ponds. Field names reflect this (e.g. Kiln Plat). Wood was available for charcoal production.
16 th – 18 th Century	Waning of the iron industry (competition from other regions, substitution of coke for charcoal, and deforestation) and destruction caused by the civil war, the Ifield area returned to an agricultural community and indeed to a dissenting Community with a strong following of the Quaker Movement. Hence the Meeting Quaker House, Ifield’s other Grade I building. This is the period from which many of the older buildings in the area date.
19 th Century	Still a low population in the Parish ²⁰ and a high proportion involved in agriculture. Although only 2 miles from the town of Crawley, the village did develop separate social and economic characteristics based around the Church and Village Green. The Village Green was enclosed from existing Common Land following the 1855 enclosure act which sought to rationalise land holding.
20 th Century	This period saw the greatest changes. Lyons Halt (later named Ifield Halt and then Ifield Station) was opened in 1907 linking Ifield to London and other destinations. There was

¹⁸ One hide = 120 acres. Villeins farmed between 20-40 acres each, bordars farmed 5 acres. A plough indicated about 8 oxen. Population would have been about a hundred – 5 villeins and 4 bordars plus their families.

¹⁹ The water driven forge and furnace did not come about until the second half of the 16th century. There is, however, evidence that Crawley was a thriving iron town from the 11th century onwards, particularly to the west of the modern High Street (i.e. within the ancient parish of Ifield). It is likely the same evidence awaits discovery in West of Ifield. One of the bloomeries found on the bed of Ifield Millpond had carbon dated to 1170 -1273.

²⁰ Population was 1073 in 1851, this included those who lived in the west part of the flourishing town of Crawley. By 1881 the population had nearly doubled, but this was mostly due to increase in the town of Crawley rather than the village and surrounding area.

	<p>considerable house building after the First World War resulting in a scattered distribution of new houses in the area. Ifield Golf Course was built in 1927. Nevertheless, the location was essentially rural, with Ifield Church at the centre of several farms.</p> <p>When Crawley was designated as a New Town, the church, the village and the Village Green were included in the New Town neighbourhood of Ifield. Farms on the east side of the church were mostly lost to the New Town. Farms and woodland to the west of the church were left in situ.</p> <p>Parish and Local Authority Boundaries changed with the coming of the New Town and the new boundary with HDC divided the village part of the Ifield from its rural setting. The low density of dwellings in the conservation area compared with the surrounding areas are apparent from ordnance survey maps.</p>
21 st Century	<p>The conservation area, designated in 1983, was enlarged in 2013 to include Ifield Green (street) and Langley Lane. Only two new houses have gained planning permission since 2000.</p>

Appendix 2 Ifield Court Farm

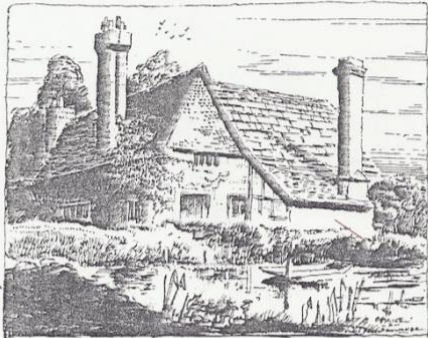
The exact date of the medieval building that stood within the moat at Ifield Court Farm is not known. The extract below from the 1578/9 will of Thomas Shurley of Ifyelde, esquire, dates it at least as far back as the 16th Century. It reads:

“...that Thomas Shurley his heirs and assigns should thenceforth be seised of the said manor of Ifyelde and of the lands and tenements following namely of the capital or mansion house of the Manor of Ifyelde with all the lands belonging to it called the Court Landes”.

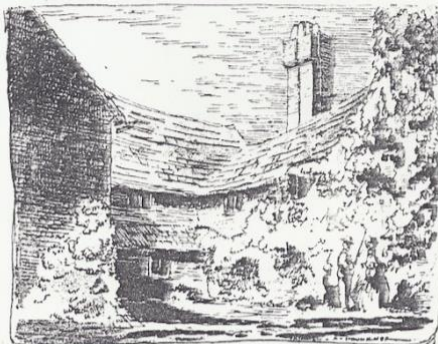
This farm appears to have belonged to the Lords of the Manor of Ifield for many years. In 1841, the tithe map shows Ifield Court as the property of the Rt.Hon. George, Lord Rodney, and the Rev. George Saxby Penfold, Lords of the Manor.

The tithe map shows the manor and outbuildings within the moat. Later maps show only the moat, the house and outbuildings are believed to have having been destroyed by fire.

There were two 17th century barns associated with the Manor House – North Barn at TQ 246 385 and South Barn at TQ 246385. These are not listed buildings but appear in the Sussex Historical Records. They have been converted within the last 30 years into dwellings.



IFIELD COURT FARM



The house stood within the moat. It was demolished before living memory.

We do not know what the manor house looked like. We have recently found copies of drawings labelled Ifield Court Farm. **At the time of writing this report however we have been unable to check whether they are contemporary drawings or drawings by someone imagining what the manor looked like after it had been destroyed.**

The moat is still in water (Photo 1 Nov 2022).



Appendix 3 Ifield Golf Club and the Arts and Craft Houses. A piece of early 20th Century Social History and Heritage

Both the Ifield Golf Course and the 'Arts and Craft' Houses along Rusper Road are early twentieth century developments. (Golf course built 1927; Arts and Craft Houses built about the same time).

They were developments initiated by Sir John Drughorn who held the title of Lord of the Manor of Ifield²¹ from 1913 when he bought the Ifield Estate, until his death in 1942.

That they were built here reflects two aspects of social history:

- a) the railway coming in 1907 to what was Lyons Halt – named after a local farm - (later named Ifield Halt and then Ifield Station) made the area accessible from London and the south coast for weekend recreation or for people to live in the country and also commute to London and elsewhere.
- b) the shift in occupations from entirely rural to trade/professional allowing more time for recreation for local people.

Drughorn, himself, was a keen golfer. Although he commissioned two golf courses in his lifetime (the other one in Suffolk), the Ifield one is of particular note from a design point of view. It was constructed by architects Hawtree and Taylor²²

“taking full advantage of every natural feature, including a ridge of rising ground along the centre of the course, as well as natural woodlands and a dell formed from an old pit. Clumps of Scots Firs have been planted in suitable positions and are now well established” ... “The 18 holes make two circuits of the site with the first nine holes contained within the second nine”.

The two circuits and the trees planted on the site are illustrated on the plaque on the golf course (see photo on next page). I am not sure of the date this was erected – but relatively recently.

An interesting aside: from the sale catalogue (prepared during wartime):

“The vendors are required to graze sheep on the Course and the sheep grazing is therefore let to Mr T. Ellis (of Ifield Court farm) during and until twelve months after the cessation of hostilities...”.

The golf course was built on what was originally Hyde farm.

²¹ This title was bought along with the estate/manor. The title was subsequently sold to James Farmer and has remained in that family since, the current Lord being a grandson of James Farmer. With the sale of THE IFIELD ESTATE in 1943, (sale 2 July 1943) the land ownership was much distributed and only a relatively small area remains as a single estate.

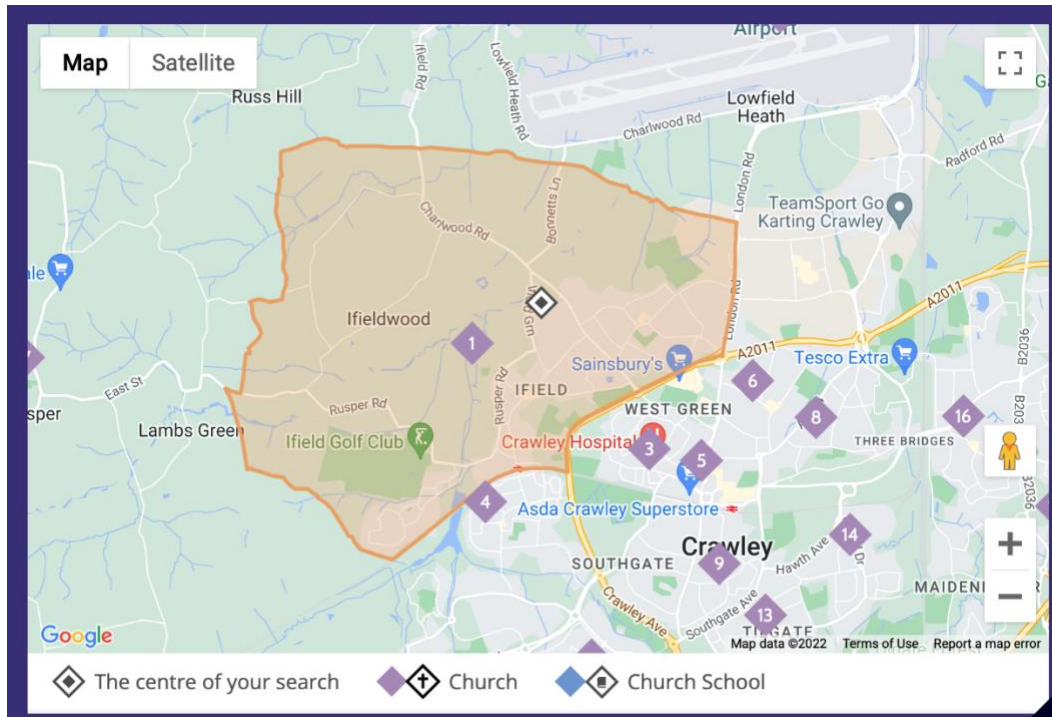
²² The quotations come from the Knight, Frank & Rutley Catalogue of The Ifield Estate (Freehold and Agricultural Property) dated 1943. The Estate was sold at auction 'By Direction of the Executors of the Late Sir John Drughorn'.



Screen shot from Google maps – Arts and Craft style house.

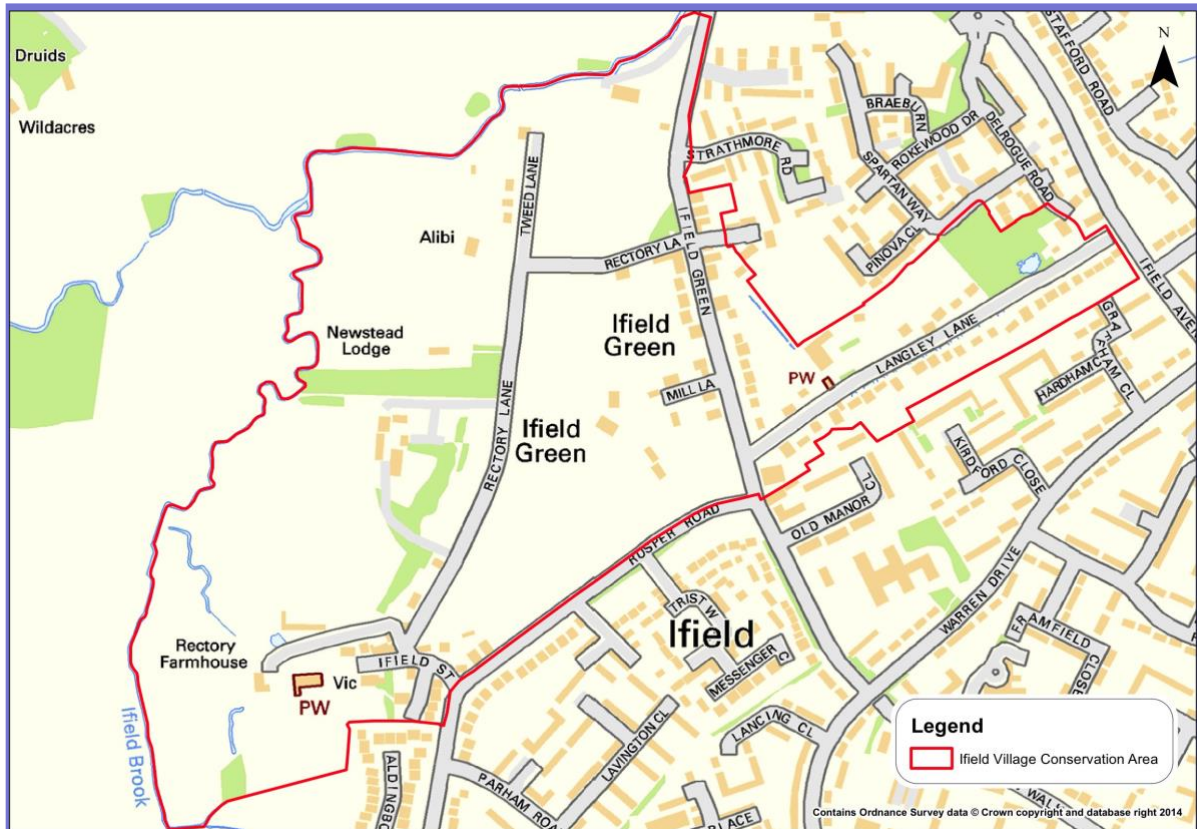
There are about a dozen of these houses along Rusper Road – some on the Crawley side of the boundary, some on the Horsham side. Long frontages but narrow from back to front for people to be able to look over the surrounding country-side from both sides. All similar style but with individual differences.

Appendix 4 Present day ecclesiastical boundaries of Ifield Parish



The diamond containing the number 1 gives the position of St Margaret's Church, Ifield

Appendix 5 Map of the Ifield Village Conservation Area Showing the Boundary



The two Grade I listed buildings in Ifield are marked on this map a PW (Places of Worship). The one in Ifield Street is St Margaret's Church. The one on Langley Lane is the Quaker (Friends) Meeting House.

Appendix 6 Beating the Bounds and the Manor of Ifield (1821)

Manor of Ifield 1821 as recorded by beating the bounds in: *The Court Book, Manor of Ifield, Sussex, 1739 – 1855*

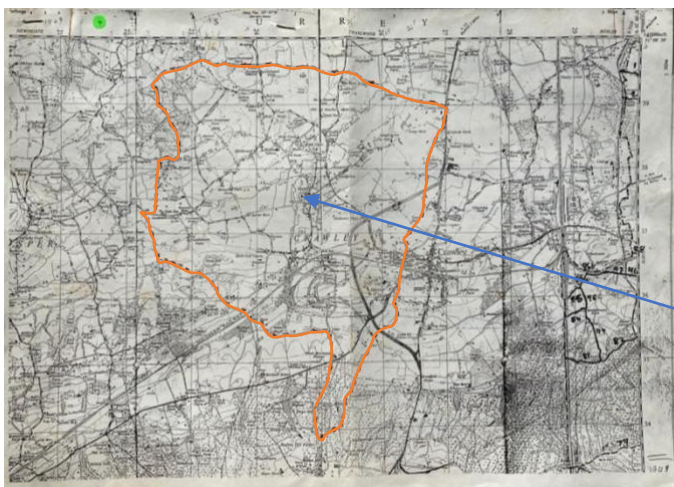
Manor
of
Ifield } to wit

A General Court Baron for the said Manor of Ifield there holden in the first and the second and third days of November by adjournment in the second year of the reign of our Sovereign Lord George the 4th by the grace of God of the United Kingdom of Great Britain and Ireland King Defender of the Faith and in the year of our Lord one thousand eight hundred and twenty one before Charles Marshall Gentleman Steward.

Homage { Henry Knight
Thomas Brown
John Backshall } Sworn

...recorded in writing as “The Boundaries of the Manor of Ifield Perambulation and trodden on Thursday the first day of November one thousand eight hundred and twenty one and on the following two days in pursuance of Public Advertisement inserted in the Lewes journal and Notices given to the Lords of the Manors adjoining or their Stewards or Agents and posted in conspicuous places in the Neighbourhood by the several Persons whose Names are hereunto subscribed.

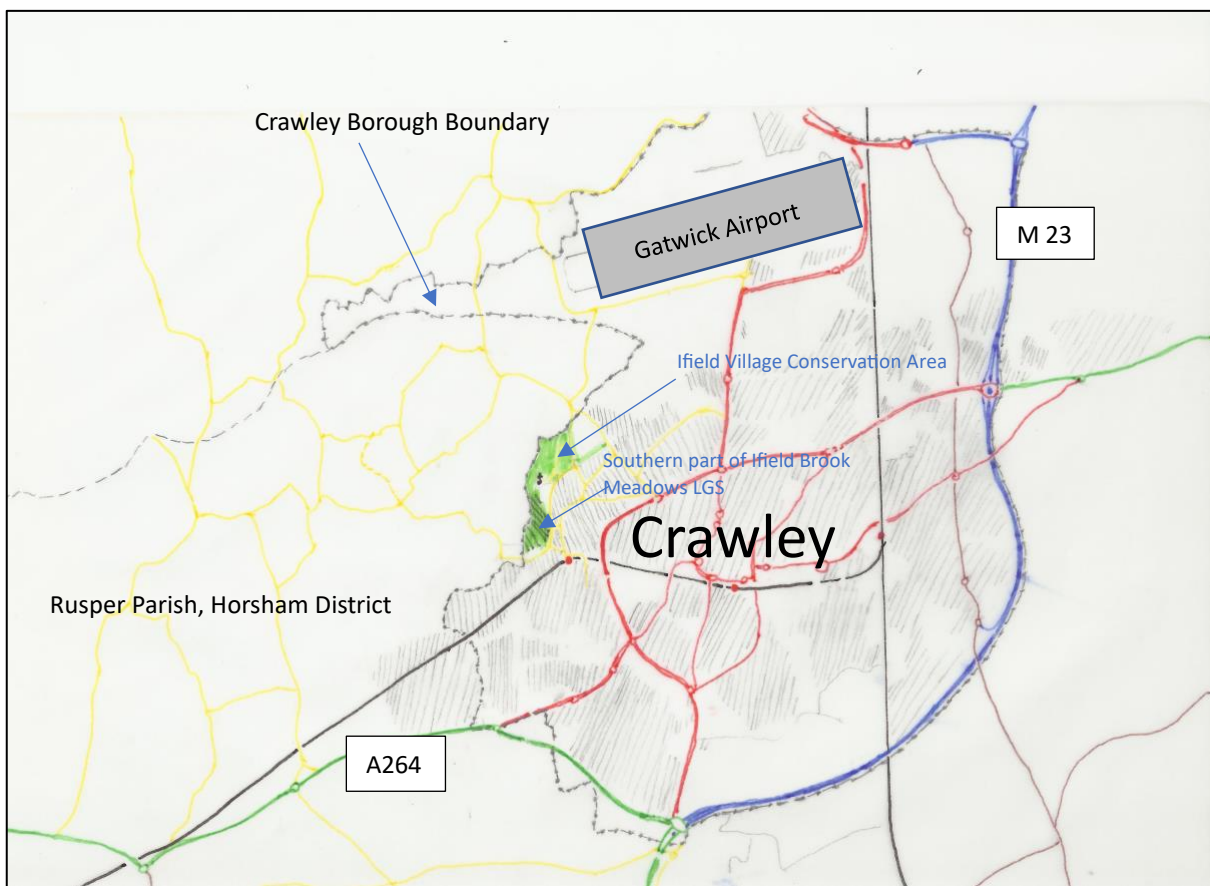
The first boundary of the Manor was fixed at the County Oak on Lovel Heath where the perambulation commenced from whence the said Manor runs in a westerly direction straight along the Heath to the eastern Garden belonging to William Hood opposite the said oak where a stump was driven thence in proceeds along the ditch pounding the said garden on the north from the land of Frederick Charlwood in Charlwood Manor through a little Meadow behind the said Cottage into the north east corner of a Meadow called Clarks Plott continuing down the north Fence to the bottom of the said Plott crossing the corner of the next field belonging to Mrs Middleton part of a farm called Poles farm in a westerly direction to the end of the hedge parting a field called the long 6 acres belonging to Mrs Durrett from Land belonging to Mrs Middleton called Ifield field at which Corner Stumps were driven continuing up the ditch on the north side of the said Field to the end in a westerly direction crossing the Lane to the left Stump of an arch in a ditch on



the west side of the said Lane turning short up the ditch in a southerly direction to the end of the lane then crossing the ditch into a Meadow called Amberly Lag following the ditch on the north side of the said Meadow in a westerly direction bounding Charlwood Manor (a mark left in the oaken Pollard in the Hedge) crossing the said Amberly Lag into Amberly Meadow where a Stump is driven then turning short in a southern direction up the ditch ... “ (the narrative extends for several pages)

Appendix 8 Crawley almost surrounded by major transport infrastructure

This appendix relates to the last one. A town in the country, which was the concept for the New Towns, was first compromised by the agreement that Gatwick would be built to the north. With the increase in car ownership (not anticipated when Crawley was built), the solution has always been to build bigger and wider roads. Crawley now is surrounded on three sides by major transport links. It is only on the west that you can walk out of the town into the countryside without crossing a major road or coming face



Appendix 9 Footpaths and valued walks

The network of country footpaths that lead out from St Margaret's Church are a much-valued historical resource and are much used. Below is a circular route that goes from Ifield Church all the way to Rusper returning along the Rusper Ridge and back down into the Conservation Area .

Outward journey St Margaret's Church Ifield to Rusper footpath numbers given)

1541, a very short stretch of road from Pound Cottage to the corner by Furlong Farm; 1549 all the way to Lambs Green; short stretch of road through the village; 1502, then 1568 to the Village of Rusper.

Return journey from Rusper to Ifield following a different route

1496; a short stretch on Hilly Barn Lane (very quiet), 1512, 1510, and finally picking up Rectory Lane back to the Church.

Appendix 10 Non-designated heritage assets (blogs from Ian Mulcahy).

Ian Mulcahy lives locally and has charted the non-designated heritage assets in the area within HA2 and nearby. It is an amazing piece of work which he has built from frequent forays across the land, supplemented by his study of maps, LIDAR images, conversations with land-owners and his own photographs, including those taken from a drone. His blog (link below) not only provides an insight into evidence left on the ground, but also a large number of leads that suggest the need for further archaeological investigation. All grid references are given. The site can be found at:

http://www.iansapps.co.uk/oldbritain/crawley/west_of_ifield.html

The page was created on 26 Jun 2021, updated 30 Jun 2021 & 27 Nov - 18 Dec 2022. There are more pages to be added from his 2023 forays in due course.

The link below leads to six photo which show historical features of the landscape.

https://iansapps.co.uk/oldbritain/crawley/images/west_of_ifield/index.jpg

There are many people locally who have valued Ian's work highly. It has added to their pleasure of country walks by being able to understand how the area has been shaped. His work has added to enjoyment of leisure and provided a rich educational resource.

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1 March 2024