

CULTURAL HERITAGE DESK BASED ASSESSMENT

Land to the West of Turners Hill Road, Crawley Down, Mid-Sussex
2. North via Wychwood

HER00544
Wates Group
January 2025

CULTURAL HERITAGE DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

Land to the west of Turners Hill Road, Crawley Down, Mid-Sussex, (Site 2 – North via Wychwood) referred to as the ‘Study Site’, has been assessed for its Cultural Heritage (built heritage and archaeological) potential.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the Cultural Heritage potential of the Study Site. There are considered to be no built heritage or archaeological constraints that would preclude the suitability of the Site for an outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility; and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking; the provision of open space and associated play facilities; allotments; utilities infrastructure, surface water drainage features, and associated features.

Archaeology

In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site or its vicinity and none would be impacted by the proposed development.

In terms of relevant local designations, the study site is not located in an Archaeological Notification Area, as defined by West Sussex County Council.

The data available for this desk-based assessment shows no evidence of a particular focus of archaeological activity within the study site, as suggested in the draft policy requirements of allocation DPA9 in the draft Mid Sussex Local plan 2021-2039.

Based on current evidence, a low to moderate archaeological potential can be assigned to the study site for Iron Age and Roman remains, and a generally low potential for all other past periods of human activity. There is a localised raised potential for Post Medieval/Modern farm outbuilding remains shown on 19th century mapping at the northern extent of the site.

It would appear that any archaeological remains within the study site boundary would, in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS2013), most likely be of overall low/local importance.

In view of this, the development proposals are considered unlikely to have such a widespread or significant negative archaeological impact that would result in unacceptable harm to the archaeological resource of the site.

The potential impact of development could be appropriately mitigated through a programme of archaeological investigation and recording undertaken in advance of construction, if so required by the Local Planning Authority.

Built Heritage

By virtue of Paragraph 207 of the National Planning Policy Framework (NPPF), applicants are required to describe the significance of any heritage assets which may be affected by a proposed development, including any contribution made by their setting. This report fulfils these requirements.

The Study Site does not contain any designated or non-designated built heritage assets. Due to proximity to the Site, six Grade II listed buildings within the vicinity were assessed for any potential effects of the future development of the Site on their settings or significance: Lemon Meadow Yew Tree Cottage (NHLE Ref: 1182671) and the Wallage (1025538) both located beyond the south-east boundary of the Site; Heatherwood South and Heatherwood West (Formerly Oaklawn) (NHLE Ref: 1393329); East Cottage Farthings (NHLE Ref: 1025533); and Leigh Wood (NHLE Ref: 1182619), located beyond the east boundary of the Site and Westlands (NHLE ref: 1284416) located beyond the Site’s northern boundary line. All six built heritage assets comprise residential dwellings with private gardens of variable size with vegetation.

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There will be minimal change to the wider historical setting of the six listed buildings and there will be no loss of any existing opportunity to understand or appreciate their significance. No changes will be evidenced to the intrinsic architectural and historic interest of their built fabric. No potential impacts to the significance of any designated built heritage asset have been identified by this assessment. The proposed development is considered to accord with the provisions of Section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

It has been concluded that there will be no built heritage or archaeological constraints that would preclude the suitability of the Site for residential development, associated infrastructure and access.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Cultural Heritage desk-based assessment has been prepared by Alistair Robertson and Elizabeth Da Silva of RPS Consulting Services Ltd, part of Tetra Tech, on behalf of Wates Ltd.
- 1.2 The subject of this assessment comprises an area of green, vacant land located to the west of Turners Hill Road, Crawley Down (2. North via Wychwood) referred to as the Study Site. The Study Site is roughly centred at National Grid Reference TQ 33555 37770.
- 1.3 Wates Ltd has commissioned RPS Consulting Services Ltd. to assess the Cultural Heritage potential of the Study Site, to provide guidance on ways to address any archaeological constraints identified and to assess the potential built heritage impacts of the proposed residential development with associated infrastructure and access.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, including paragraph 207 of the NPPF and the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2021) and *GPA3: The Setting of Heritage Assets* (Dec. 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the Cultural Heritage potential of the Study Site.
- 1.5 This Cultural Heritage desk-based assessment comprises an examination of evidence held by the West Sussex Historic Environment Records, and other sources, including the results of a comprehensive map regression exercise.
- 1.6 This document seeks to clarify the Cultural Heritage potential of the Study Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological or built heritage solutions to any constraints identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 The relevant Built Heritage legislation in this case extends from section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.5 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.6 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.7 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.8 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.9 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.10 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution

made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 2.11 Paragraph 208 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
- 2.12 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.13 Paragraph 215 states that where a development will result in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.14 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.15 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.16 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.17 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.18 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.19 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.20 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.21 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they

remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.

- 2.22 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Overview: Historic Environment Good Practice Advice in Planning

- 2.1 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.2 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.3 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and

6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.4 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.5 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.6 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.7 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.8 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.9 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
 1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.10 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.11 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.12 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.
- 2.13 To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.
- 2.14 This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Local Planning Policy

Mid Sussex District Plan 2014-2031

- 2.15 The current District Plan was adopted on 28th March 2018. Policy relevant to archaeology at the study site is as follows:

DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

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

- **A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;**
- **Special regard is given to protecting the setting of a listed building.**

Other Heritage Assets

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

- 2.16 The study site has been allocated in the draft Mid Sussex Local plan 2021-2039 (currently at Reg 19 stage) as **DPA9: Land to West of Turners Hill Road, Crawley Down**. The associated draft policy requirements are:

1. Assess the areas of archaeological interest – Crest of Sandstone Ridge and the stream running through the High Weald that has a potential pre-historic bank.
2. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
3. Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.
4. Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.
5. Provide a 5m landscape buffer to existing hedgerows.
6. Integrate and enhance the existing PRowS within the site and retain the character of PRowS that border the site.
7. Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.
8. Integrate development with the site to the north (DPA10) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
9. Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way.
10. Avoid development in the most sensitive areas, including the central ridge.

Mid Sussex District Plan 2021-2039

Submission Draft Regulation 19

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

1. A thorough understanding of the significance of the listed building and its setting, and the potential to better reveal it, has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.
5. Special regard is given to protecting the contribution made by the setting of a listed building.

Other Heritage Assets

The Council will seek to preserve and enhance heritage assets and their settings in a manner appropriate to their significance²⁰, so that they can be enjoyed for their contribution to the character and quality of life of the district, and will look at opportunities to enhance or better reveal their significance.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation. Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

- 2.17 In line with relevant planning policy and guidance, this Cultural Heritage Statement assessment seeks to clarify the archaeological and cultural heritage potential of the Study Site, the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the study site is shown by British Geological Survey (England and Wales Sheet 302: Horsham) as Upper Tunbridge Wells Sand.
- 3.2 No superficial deposits are recorded.
- 3.3 No site-specific geotechnical data is currently available.

Topography

- 3.4 The village of Crawley Down is situated on a plateau on a broad ridge in the High Weald. The study site itself incorporates the western edge of the ridge, on the northern slope of a hillcrest.
- 3.5 The ground rises from NNW to SSE, from approximately 113m Above Ordnance Datum (AOD) to a highpoint of approximately 125 AOD.

4 CULTURAL HERITAGE AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available Cultural Heritage information for the Study Site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site and potential for built heritage impacts.

Archaeology

- 4.2 What follows comprises a review of known archaeological finds and investigations within a 1km radius of the Study Site (Fig. 2a), referred to as the Study Area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Site from the 18th century until the present day.
- 4.3 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the archaeological potential identified below.
- 4.4 In terms of relevant designated archaeological assets, as defined above, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie on or within the immediate vicinity of the study site.
- 4.5 Regarding non-designated archaeological assets, West Sussex County Council has defined Archaeological Notification Areas (ANAs) across the county, which are areas of potential because of their national, regional and/or local importance.
- 4.6 The Site is not located within an ANA. To the southeast, there is an ANA centred on Huntsland Farm; a Medieval to Post Medieval Historic Farmstead (Fig. 2; HER refs: MWS11821/ DWS9083). To the northeast, there is an ANA centred on Westlands Farm; also a Medieval to Post Medieval Historic Farmstead (MWS13967/DWS9087).

Identification of Built Heritage Assets: Designated Built Heritage Assets

- 4.7 A plot of all designated built heritage assets within a 1km radius of the Study Site is given as Figure 3. This radius is proportionate to the size of the Study Site and scale of the proposed development and is sufficient to identify potentially relevant built heritage assets. Not all built heritage assets shown on Figure 3 have, however, the potential to be affected by the proposed development.
- 4.8 The proposed development is not considered to have the potential to affect the significance of a built heritage asset where:
- The Site has been identified as making no contribution to the significance of that asset; and
 - The Site forms no appreciable element of the experience of that asset within its setting; and
 - The proposals have been assessed as not having the potential to change the way in which that asset is experienced or understood within its setting, as a result of significant intervening distance and/or intervening visual barriers.
- 4.9 It was identified that the Study Site does not contain any designated or non-designated built heritage assets. Due to proximity to the Site, six Grade II listed buildings within the vicinity were assessed for any potential effects of the proposed development on their setting or significance – Lemon Meadow Yew Tree Cottage (NHLE Ref: 1182671) and the Wallage (1025538) both located beyond the south-east boundary of the Site; Heatherwood South and Heatherwood West (Formerly Oaklawn) (NHLE Ref: 1393329); East Cottage Farthings (NHLE Ref: 1025533) and Leigh Wood (NHLE Ref: 1182619) located beyond the east boundary of the Site and Westlands (NHLE ref: 1284416) located beyond the Site's northern boundary line.
- 4.10 All observations made in this assessment relate to publicly accessible parts of the settings of these designated built heritage assets, although it is acknowledged that setting, and the way this contributes to the significance of a heritage asset, is not dependent on public access. As a result of intervening distance and visual barriers, no other designated built heritage asset shown on Figure 3 have been identified as being relevant to this assessment.

Identification of Built Heritage Assets: Non-Designated Built Heritage Assets

- 4.11 Desk based research and a walkover of the vicinity of the Study Site has not identified any structures or buildings that may be identified as potential non-designated built heritage assets.
- 4.12 No non-designated built heritage assets have therefore been identified as being relevant to this assessment. However, the inclusion of a building or structure on a formal local list is not a prerequisite of its identification as a non-designated heritage asset and many such assets are identified only through the planning process.

Previous Archaeological Investigation and Multi-Period Evidence

- 4.13 The HER datasets record that there has been no previous archaeological work undertaken on the study site.
- 4.14 There has been limited invasive fieldwork in the wider 1km study area. Trial trench evaluation in 2015 at the adjacent Wychwood identified Post Medieval (early 17th to late 19th century) gullies and ditches representing land division/drainage (Fig. 2; EWS1931). Further evaluation in 2019 on adjacent land at Wychwood recorded a small number of undated features consisting of one pit and eight ditches presumed to derive from a former field system (EWS1949).

- 4.15 Archaeological monitoring in 2011/12 c.750m southeast of the study site on land off Grange Road identified no archaeological deposits (EWS1218).

Prehistoric (Palaeolithic – Bronze Age)

- 4.16 The HER records no archaeological deposits of Palaeolithic to Bronze Age date on the study site or 1km study area.
- 4.17 The lack of Prehistoric evidence may in part be attributed to the paucity of modern archaeological fieldwork in the study area, but also correlates with the broader archaeological record of the Weald where Prehistoric material tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand.
- 4.18 Overall, a low archaeological potential can be attributed to the site for the presence of Palaeolithic to Bronze Age deposits.

Iron Age and Roman

- 4.19 It is during the Iron Age that the natural ironstone deposits of the High Weald were first exploited. The combination of ironstone, abundant woodland (for fuel) and water sources made the High Weald an ideal location for the first iron industries. However, it should be noted in this context that the study site's underlying geology contains no ironstone.
- 4.20 The Portable Antiquity Scheme (PAS) records three residual fragments of a late Iron Age/early Roman coarseware vessel from the southern portion of the site, west of Huntsland Farm.
- 4.21 Trial trench evaluation undertaken 1km east of the site at Woodlands Close recorded an oak charcoal-filled pit dated to the mid-late Iron Age (MWS11714).
- 4.22 The PAS also records eight Roman coins dating to c.1-250 AD recovered by metal detecting from the same area.
- 4.23 The HER records no Roman settlement evidence on the study site or wider study area.
- 4.24 The main Roman road from London to Brighton is described by Margary and projected to run c. 1.5km to the east of the site.
- 4.25 The available data indicates that the study site continued to lie within the heavily wooded landscape of the weald during the Iron Age and Roman periods. The PAS finds from the study site are residual and most likely to represent chance loss, but may suggest some activity in the locale. On balance, a low to moderate potential can probably be ascribed to Iron Age and Roman remains being present on the study site. If present, any remains are likely to derive from land division or woodland management/agricultural activity.

Saxon/Early Medieval and Medieval

- 4.26 The HER has no records of settlement for the Saxon/Early Medieval period in the 1km study area.
- 4.27 The PAS records a metal detected find, recovered west of Huntsland Farm just south of the site, of a copper alloy hilt guard from a Medieval/Post Medieval (1300-1600) knife.
- 4.28 Westlands Farm to the northeast of the study site has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. The Farmhouse is recorded as dating to the 16th century or earlier (DWS9082).
- 4.29 Rowfant house, located c.1km west of the site, is an L-shaped building thought to have been originally built in the 15th century (MWS141).

- 4.30 A small quantity of Medieval pottery sherds was retrieved during the trial trench evaluation undertaken 1km east of the site at Woodlands Close (MWS11714).
- 4.31 The available evidence indicates the general area of the study site remained sparsely populated throughout these periods. It is likely that woodland remained dominant in the landscape, interspersed with clearings and isolated farmsteads. The potential for settlement remains from these periods on the study site can be identified as low. If present, any remains are likely to derive from land division or woodland management/agricultural activity.

Post Medieval & Modern (including map regression exercise)

- 4.32 The PAS records a metal detected find of an incomplete gold Post Medieval coin of James I (1603-1625), dating to 1605/6 from c. 300m south of the study site.
- 4.33 Huntsland farm immediately southeast of the study site is identified on the HER as a historic farmstead dating to the 19th century; comprising U-Plan regular courtyard farmstead with additional detached elements (MWS11821). The farmstead is also defined as an Archaeological Notification Area (DWS9083).
- 4.34 Westlands Farm to the north of the study site is similarly classified (MWS13967/DWS9087).
- 4.35 The HER also records the location of an outfarm dating to the 19th century c. 500m southeast of the study site. The outfarm has been totally demolished/lost (MWS13126 & Fig. 8).
- 4.36 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.37 The earliest map presented in this assessment is the 1724 Budgen Map of Sussex (Fig. 3), which shows the approximate location of the study site on open ground to the west of a precursor of Turners Hill Road. Rowfant is labelled to the west.
- 4.38 The 1795 Gardner and Yeakell Map of Sussex (Fig. 4) provides more detail, and the site is shown as part of an enclosed field system northwest of the Huntsland farmstead.
- 4.39 The study site can be relatively accurately located on the 1808 Ordnance Survey Drawing (Fig. 5) which continues to show the site as predominantly undeveloped and part of the enclosed fieldscape and woodland around Huntsland farm. The exception is possible outfarm buildings shown in a cleared plot within woodland at the northwestern extent of the site.
- 4.40 The 1843 Tithe map (Fig. 6) continues to show the site as almost entirely undeveloped agricultural land along with woodland. The earlier buildings in the northwest portion of the site are no longer shown, presumed demolished. The associated Apportionment provides additional detail on ownership and land use of the site, confirming its generally agricultural character:

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
421	Frederick Walker	Frederick Walker	Brookers Lane Wood	Wood
429	Frederick Walker	Frederick Walker	Nine Acres	Arable
430	Frederick Walker	Frederick Walker	Huge field	Arable
431	Frederick Walker	Frederick Walker	Stoney Field Wood	Wood
432	Frederick Walker	Frederick Walker	Three Acres	Arable
433	Frederick Walker	Frederick Walker	Old Fallow	Arable
434	Frederick Walker	Frederick Walker	Bushey Mead	Meadow

4.41 There are no notable changes within the main body of the study site by 1874 (Fig. 7) and on up to the present day (Figs. 8-15). The land incorporating the proposed access road to the east was under construction in 2021.

4.42 In summary, the available evidence indicates the site has generally formed agricultural land and woodland throughout these periods. The potential for contemporary settlement remains would seem to be highly localised and mostly invested in Post Medieval/Modern outfarm buildings shown on the 1808 Ordnance Survey Drawing in the north west portion of the site. Across the remainder of the site, the potential for significant archaeological remains of these periods can be considered as low. If present, any remains are likely to derive from land division or woodland management/agricultural activity.

LiDAR data

4.43 Across the study site, evidence for Post Medieval and Modern field boundaries and drainage are visible on LiDAR (Appendix A) that correlate with historic mapping, along with broad agricultural activity.

4.44 There are no clear archaeologically-significant settlement features visible on LiDAR.

Assessment of Significance (Designated Assets)

Archaeology

4.45 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity.

4.46 No designated archaeological assets have been identified as having the potential to be affected by the proposed development.

Built Heritage

4.47 It was identified that the Study Site does not contain any designated or non-designated built heritage assets. Due to proximity to the Site, six Grade II listed buildings within the vicinity were assessed for any potential effects of the proposed development on their setting or significance – Lemon Meadow Yew Tree Cottage (NHLE Ref: 1182671) and the Wallage (1025538) both located beyond the south-east boundary of the Site; Heatherwood South and Heatherwood West (Formerly Oaklawn) (NHLE Ref: 1393329); East Cottage Farthings (NHLE Ref: 1025533) and Leigh Wood (NHLE Ref: 1182619) located beyond the east boundary of the Site and Westlands (NHLE ref: 1284416) located beyond the Site's northern boundary line.

Significance

4.48 The six listed buildings are all individual private residential dwellings, varying in date from the sixteenth to the early nineteenth century. Their significance lies in the architectural and historical special interest of their fabric and form and in the case of East Cottage/Farthings and Leigh Wood their group value, due to architectural style and proximity. Heatherwood South and Heatherwood West is also the first major independent commission by the Scottish architect Thomas Maclaren. The special interest of these buildings is recognised in their individual listings at Grade II.

Setting

4.49 The properties are all private residential dwellings, set within areas of front and rear garden, hard standing for private car parking and vegetation. They are all located within the framework of Crawley Down Village, comprising residential development, retail offering and associated highways.

- 4.50 Lemon Meadow Yew Tree Cottage is not visible from the public highway; extremely limited intervisibility is maintained with Heatherwood South and Heatherwood West from Turners Hill Road/Sandy Lane, whilst there is some variable intervisibility with Westlands from Turners Hill Road and the public footpath located to its south. The Wallage maintains high visibility from the public domain along Turners Hill Road as do East Cottage/Farthings and Leigh Wood along Sandy Lane. None of the properties provide landmark value within the local area.
- 4.51 The Study Site forms a large area of green, vacant land in conjunction with an access through the extant Wychwood Place development. It is contained by significant vegetation apart from the access route. There is no intervisibility between the Site with any of the assessed built heritage assets, therefore no opportunity to appreciate their significance.

Contribution of Setting and the Study Site to Significance

- 4.52 The private garden settings of the relevant listed buildings make positive contributions to their significance as forming part of their historical settings. However, in the cases of East Cottage/Farthings and Leigh Wood, this contribution is minimal due to the changes that have taken place in close proximity to the properties – they are enclosed by Sandy Lane to north and proximate residential development to south. The remaining built heritage assets have retained larger historic plots containing significant vegetation which make positive contributions to their significance.
- 4.53 The Study Site is not considered to make any contribution to the significance of the six assessed listed buildings and does not enhance, or contribute to, their intrinsic architectural and historic interest. It presents no opportunity to appreciate their architectural and historic interest.

Assessment of Significance (Non-Designated Assets)

Archaeology

- 4.54 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.55 The site is not located within an Archaeological Notification Area, as defined by West Sussex County Council.
- 4.56 Based on current evidence, a low to moderate archaeological potential can be assigned to the study site for Iron Age and Roman remains, and a generally low potential for all other past periods of human activity. There is a localised raised potential for Modern farm outbuilding remains shown on 19th century mapping.
- 4.57 In the event that any remains are present within the study site, they would most likely be considered of overall local/low significance in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013).
- 4.58 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic	Low potential, Low/Local to Moderate/Regional significance;
Mesolithic	Low potential, Local/Low significance;
Neolithic	Low potential, Local/Low significance;
Bronze Age	Low potential, Local/Low significance;
Iron Age	Low to Moderate potential, Local/Low significance;
Roman	Low to Moderate potential, Local/Low significance;

CULTURAL HERITAGE DESK BASED ASSESSMENT

Saxon/Early Medieval & Medieval	Low potential, Local/Low significance;
Post Medieval	Low potential but localised High potential at mapped outbuilding locations, Local/Low significance;
Modern	Generally Low potential but localised High potential at mapped outbuilding locations, Negligible to Low significance;

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON CULTURAL HERITAGE ASSETS

Site Conditions

- 5.1 The study site comprises agricultural land and woodland to the west of Crawley Down, West Sussex and is centred at National Grid Reference (NGR): TQ 33555 37770 (Fig. 1).
- 5.2 Historic agricultural activity can be considered to have had a widespread, moderate negative impact on any archaeological deposits present within the site. Any woodland clearance is likely to have had a moderate to severe negative impact.

Proposed Development

- 5.3 The development proposals comprise an outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility; and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking; the provision of open space* and associated play facilities; utilities infrastructure, surface water drainage features, and associated features.

Review of Potential Development Impacts on Archaeological Assets

- 5.4 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the study site or its vicinity and none would be impacted by the proposed development.
- 5.5 In terms of relevant local designations, the study site is not located in an Archaeological Notification Area, as defined by West Sussex County Council.
- 5.6 Groundworks associated with the construction phase of a development, including site preparation, excavation for roads, foundations, services and landscaping, can be anticipated to have an extensive impact on any surviving near-surface archaeological deposits.
- 5.7 However, the available evidence as set out above indicates that a low to moderate archaeological potential can be assigned to the study site for Iron Age and Roman remains, and a generally low potential for all other past periods of human activity. There is a localised raised potential for Modern farm outbuilding remains shown on 19th century mapping.
- 5.8 It would appear that any archaeological remains within the study site boundary would, in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013), most likely be of overall low/local importance.
- 5.9 In view of this, the development proposals are considered unlikely to have such a widespread or significant negative archaeological impact that would result in unacceptable harm to the archaeological resource of the site. Any perceived impact of development could be appropriately mitigated through a programme of targeted archaeological investigation and recording undertaken in advance of construction, if so required by the Local Planning Authority.

Review of Potential Development Impacts on Built Heritage Assets

Designated Built Heritage Assets

- 5.10 The relevant built heritage assets were reviewed due to their proximity to the Site. These comprise Lemon Meadow Yew Tree Cottage and the Wallage, both located beyond the south-east boundary of the Site; Heatherwood South and Heatherwood West; East Cottage Farthings and Leigh Wood, located beyond the east boundary of the Site and Westlands located just beyond the Site's northern boundary line. All six built heritage assets comprise residential dwellings with private gardens of variable size and vegetation.
- 5.11 There is no intervisibility between the Study Site with any of the relevant built heritage assets; they are all either distanced or separated by substantial vegetation and/or built development.
- 5.12 The Study Site presents no opportunity to appreciate the architectural and historical interest of the built heritage assets outlined above and makes a very limited contribution only to the significance of the six assessed Grade II listed buildings as part of their wider historical setting only. It does not contribute to their intrinsic architectural and historic interest.
- 5.13 There will be minimal change only to the wider historical setting of the six listed buildings and no loss of any existing opportunity to understand or appreciate their significance. There will be no change to the intrinsic architectural and historic interest of their built fabric.
- 5.14 No potential impacts to the significance of any designated built heritage asset have been identified by this assessment.

6 SUMMARY AND CONCLUSIONS

- 6.1 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity.
- 6.2 In terms of relevant local designations, the study site is not located in an Archaeological Notification Area, as defined by West Sussex County Council.
- 6.3 The data available for this desk-based assessment shows no evidence of a particular focus of archaeological activity within the study site, as suggested in the draft policy requirements of allocation DPA9 in the draft Mid Sussex Local plan 2021-2039.
- 6.4 Based on current evidence, a low to moderate archaeological potential can be assigned to the study site for Iron Age and Roman remains, and a generally low potential for all other past periods of human activity. There is a localised raised potential for Post Medieval/Modern farm outbuilding remains shown on 19th century mapping at the northern extent of the site.
- 6.5 It would appear that any archaeological remains within the study site boundary would, in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS2013), most likely be of overall low/local importance.
- 6.6 No designated or non-designated built heritage assets have been identified as being adversely affected by the proposed development through the alteration of their settings. The proposed development is considered to accord with the provisions of Section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- 6.7 There are considered to be no built heritage or archaeological constraints that would preclude the suitability of the Site for residential development, associated infrastructure and access. Further archaeological investigation, if required, could be secured by appropriately worded conditions attached to any future planning consent.

Sources Consulted

General

British Library
West Sussex Historic Environment Record
The National Archive

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

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DCMS *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013

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Department for Levelling Up, Housing and Communities /Department of Culture Media and Sport/English Heritage National Planning Practice Guidance 2014 (revised 2019).

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Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

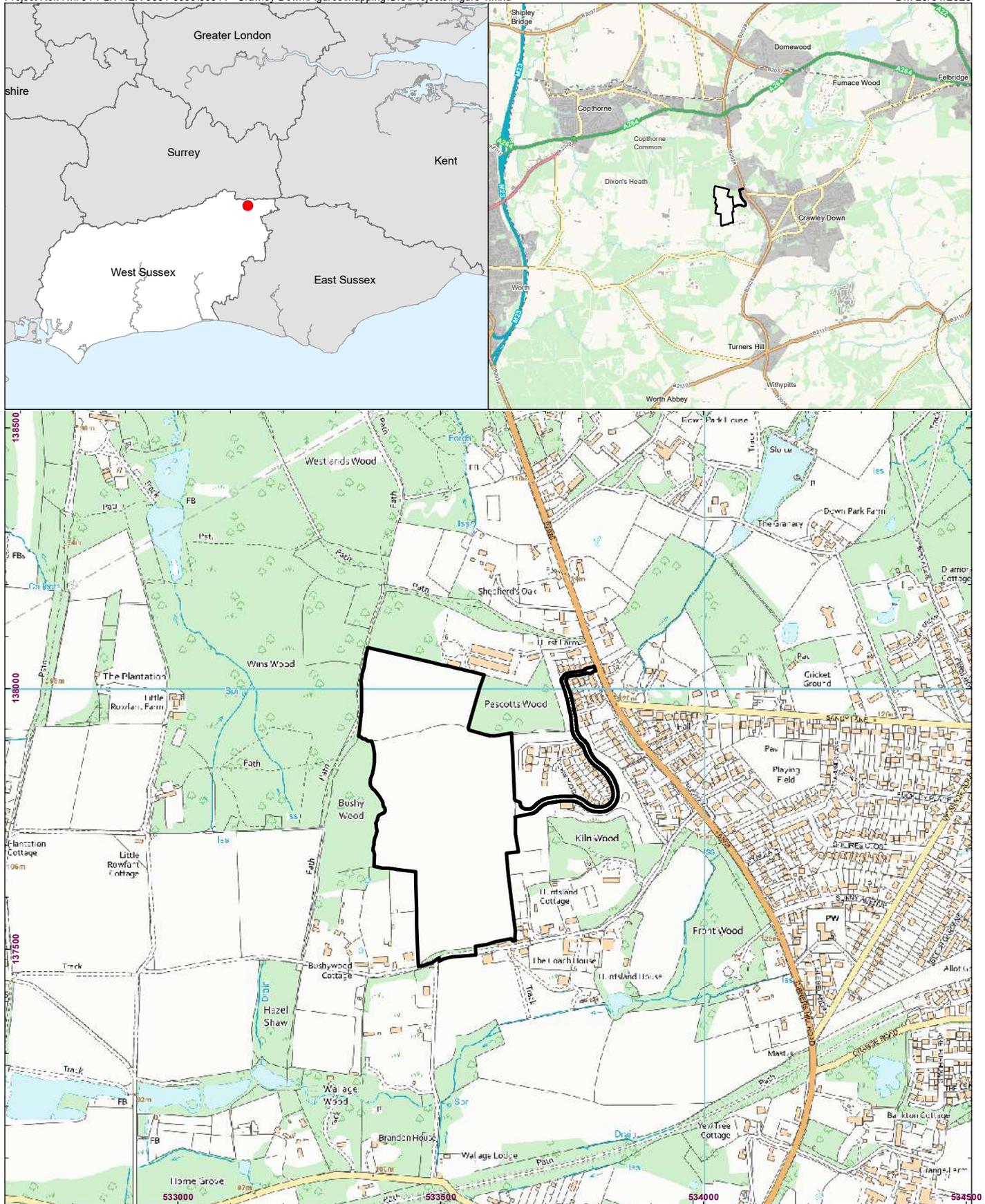
IEMA, IHBC, and ClfA, *Principles of Cultural Heritage Assessment in the UK*, July 2021

Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991



FIGURES



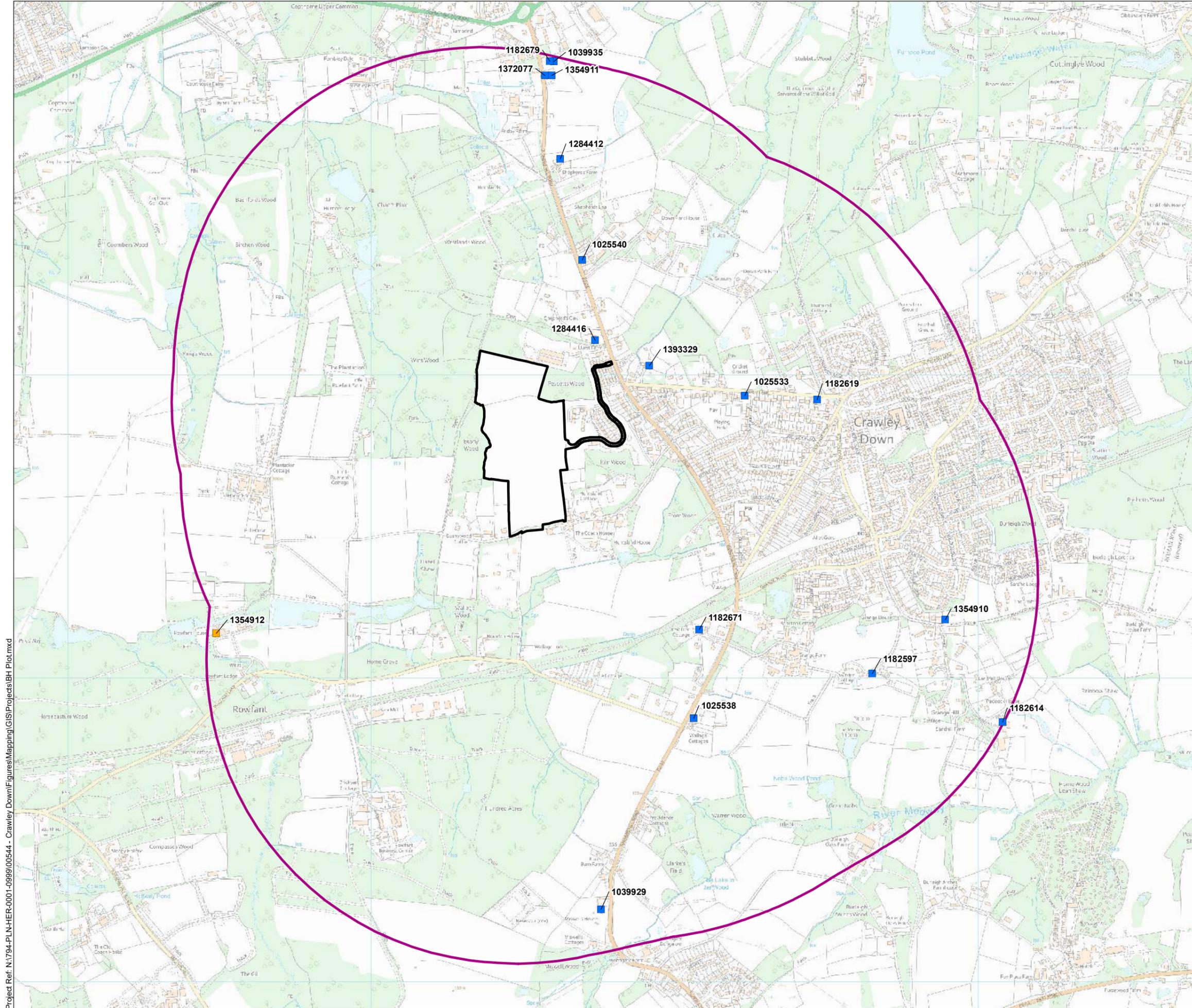
 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

Site Boundary

1 km Search Buffer

Designated Heritage Assets:

Listed Building

Grade

■ II

■ II*



0 250 500m

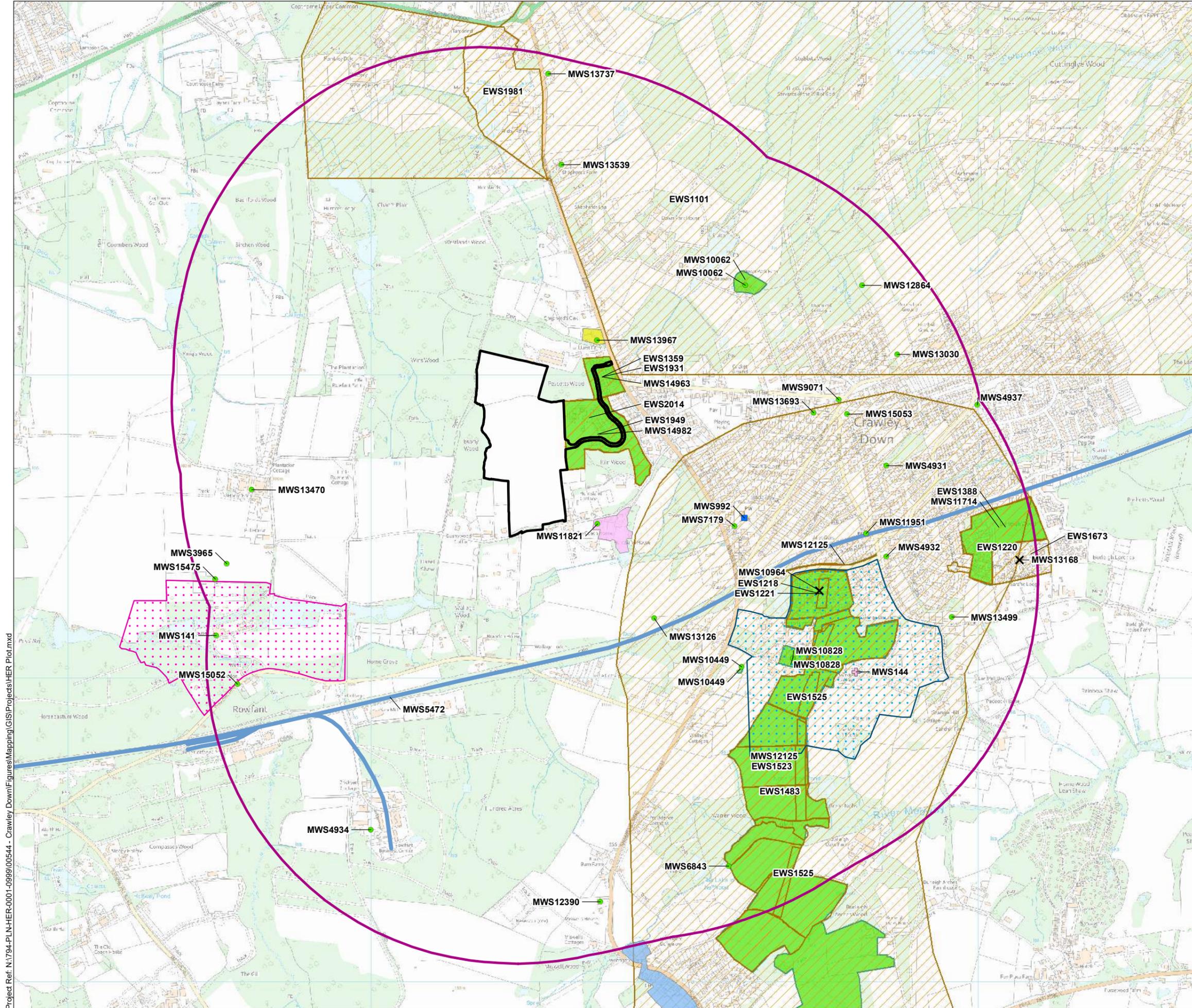
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Figure 2a

BH Plot (data from Historic England)

Project Ref: N:\1794-PL\NHER-0001-0989\00544 - Crawley Down\Figures\Mapping\GIS\Projects\BH Plot.mxd



Legend

- Site Boundary
- 1 km Search Buffer
- Non-designated Heritage Assets:**
- HER Data Lines
- HER Data Points**
- Monument
- Building
- + Landscape
- × Negative Evidence
- HER Data Polygons**
- Monuments
- Historic Parkscales**
- 214, Rowfant
- 218, The Grange Worth
- Archaeological Notification Areas**
- DWS9083, Huntsland Farm Medieval to Post-Medieval Historic Farmstead, Worth
- DWS9082, Medieval Hamlet of Turners Hill
- DWS9087, Westlands Farm Medieval to Post-Medieval Historic Farmstead, Worth
- Previous Archaeological Work:**
- HER Event Polygons

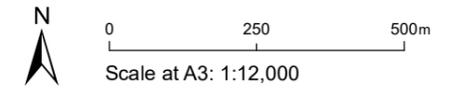
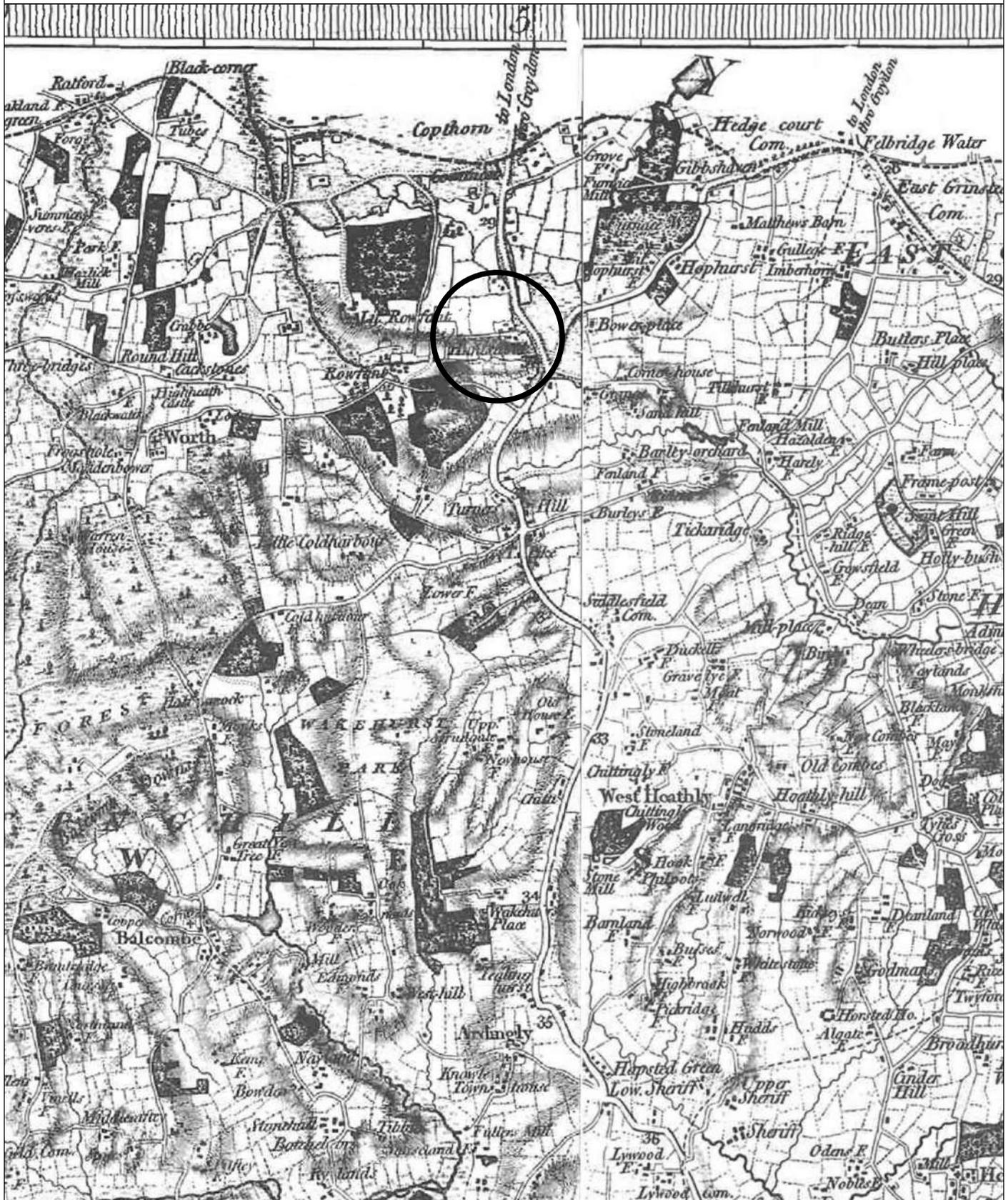


Figure 2b

HER Plot (HER data received from West Sussex HER)

Project Ref: N1794-PLN-HER-0001-0999/00544 - Crawley Down(Figures/Mapping/GIS/Projects/HER Plot.mxd



 Site Location

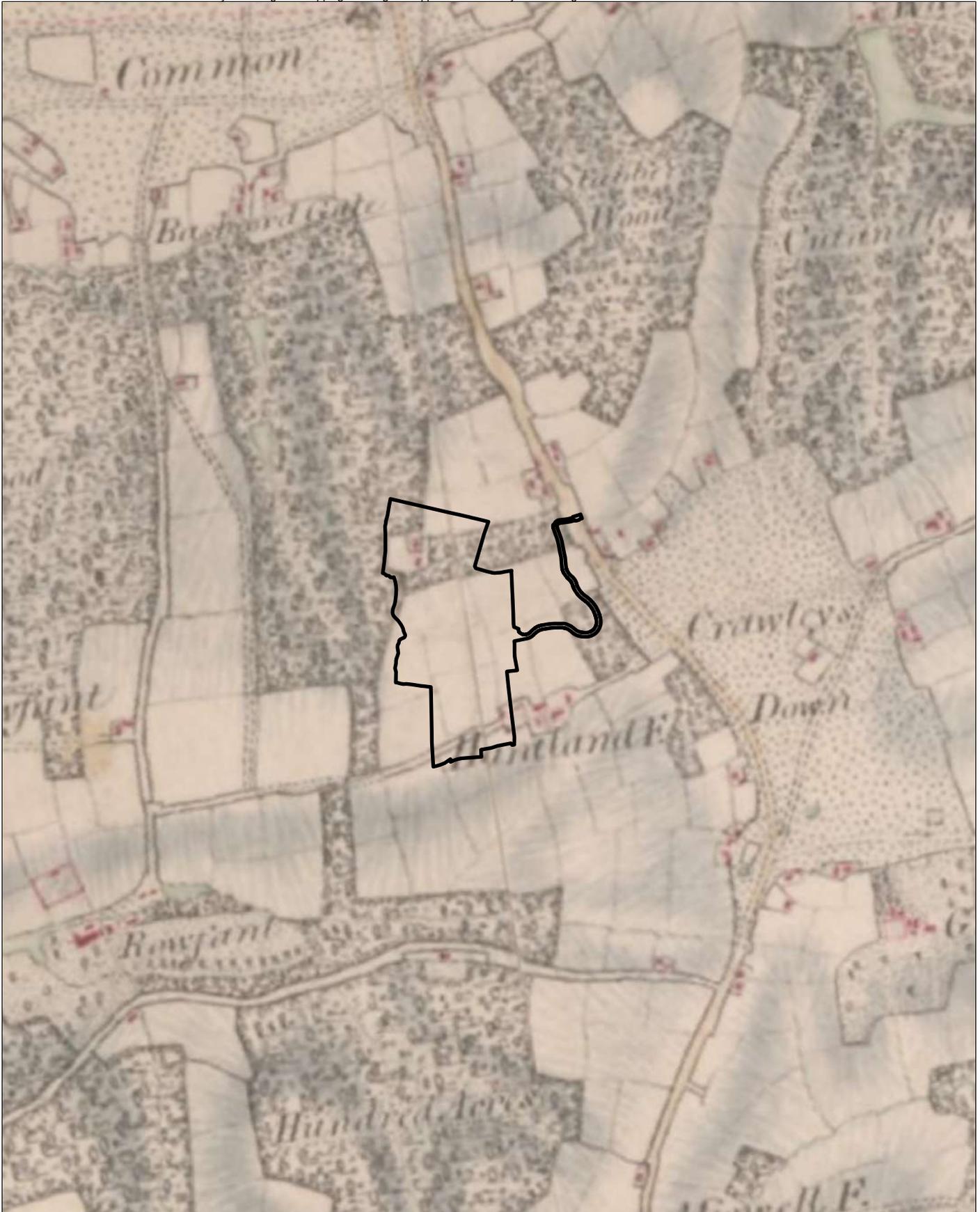


Not to Scale
Illustrative Only



Figure 4

1795 Gardner and Yeakell Map
of Sussex



 Site Boundary (approximate)



Not to Scale
Illustrative Only



Figure 5

1808 Ordnance Survey Drawing



 Site Boundary (approximate)

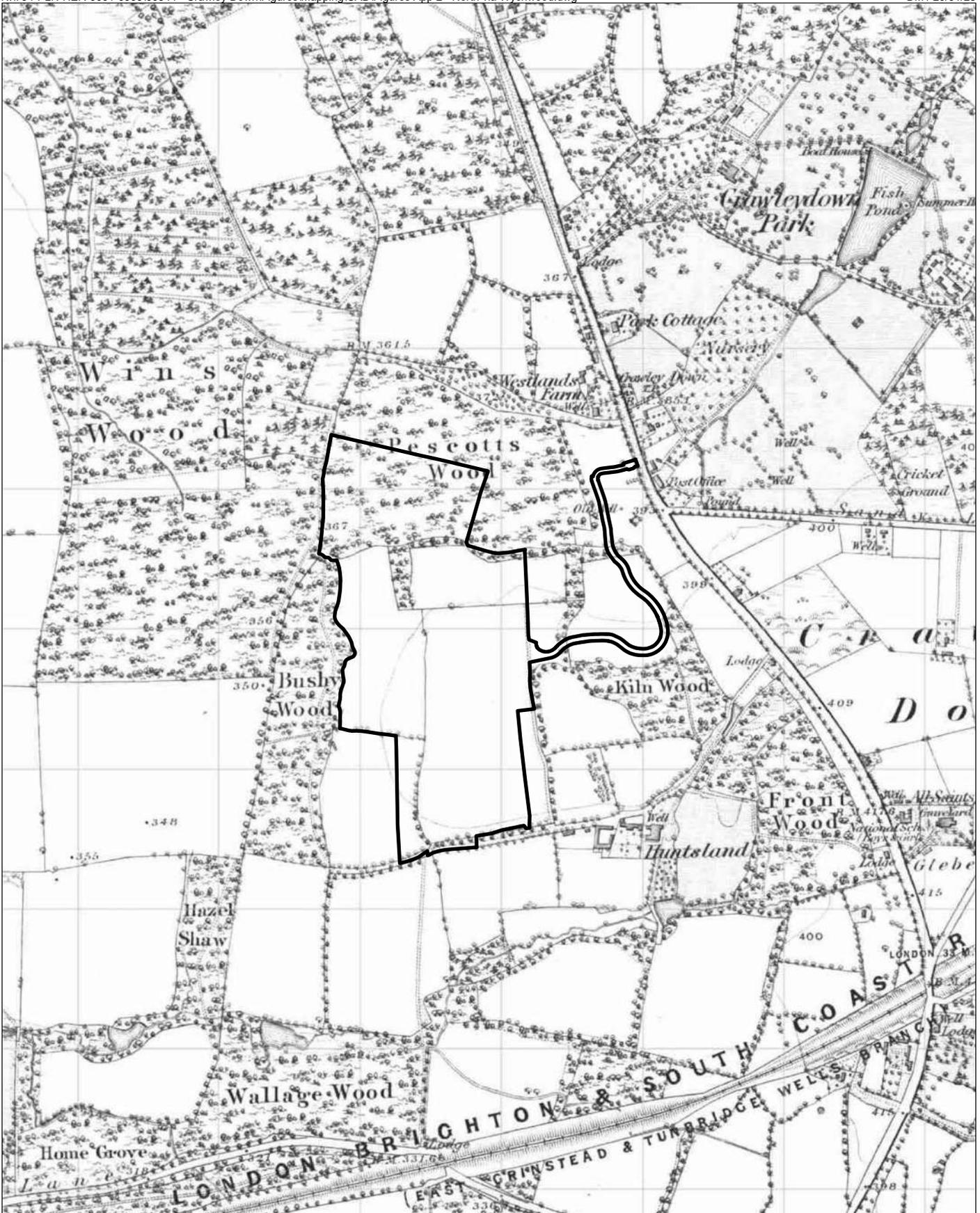


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Illustrative Only



Figure 6

1843 Worth Tithe Map



 Site Boundary

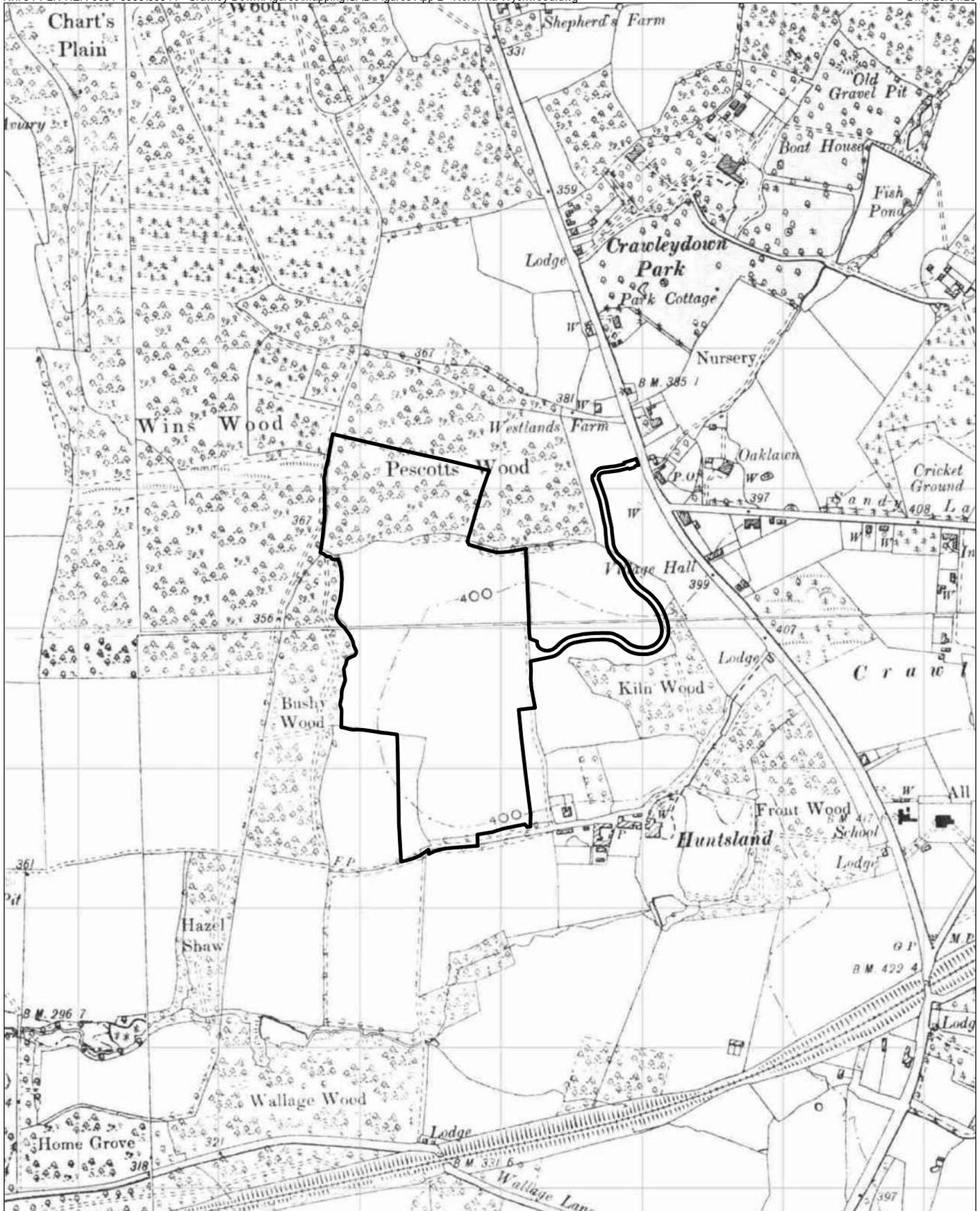


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Figure 7

1874 Ordnance Survey



 Site Boundary

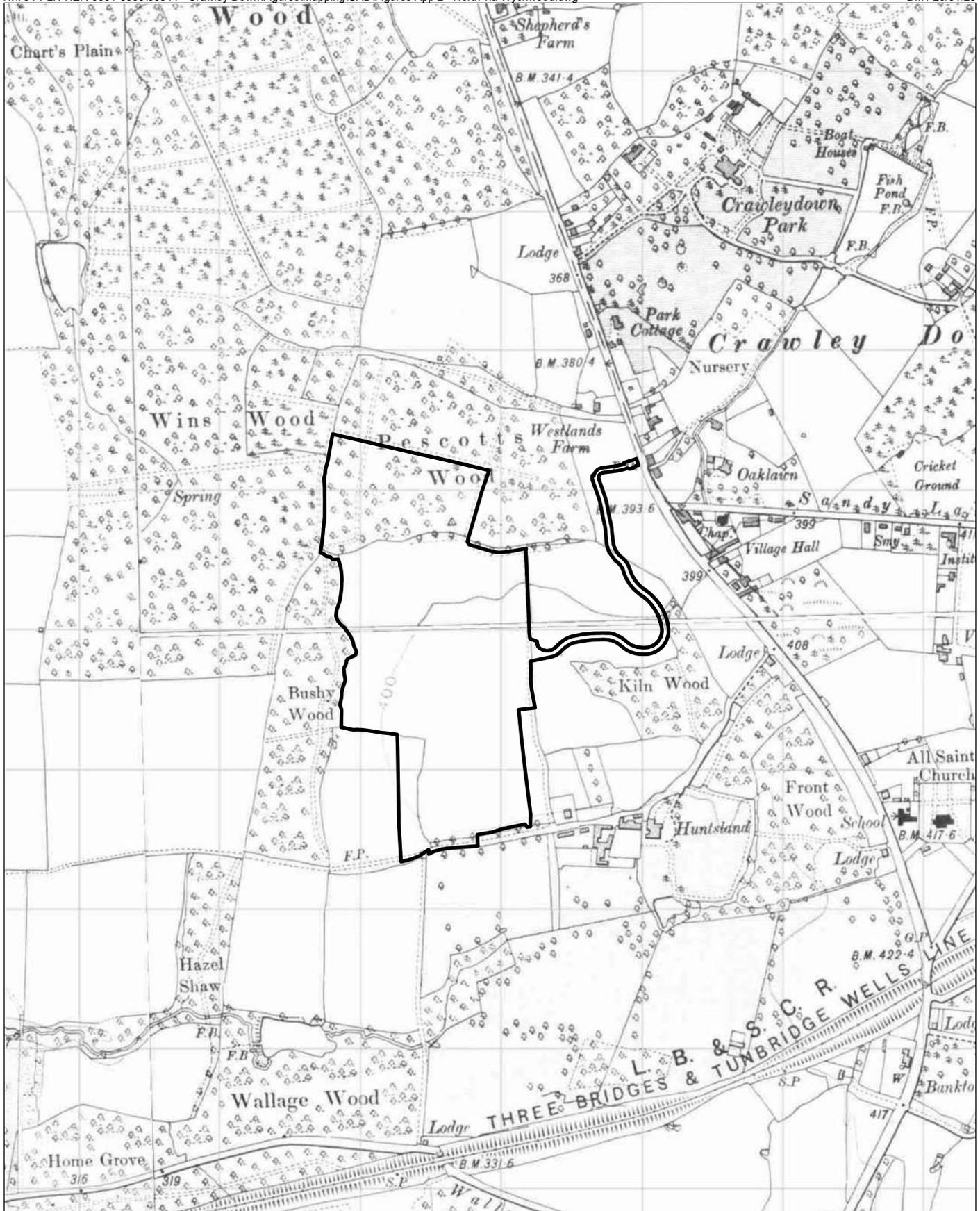


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Scale at A4: 1:7,500



Figure 8

1895-96 Ordnance Survey



 Site Boundary

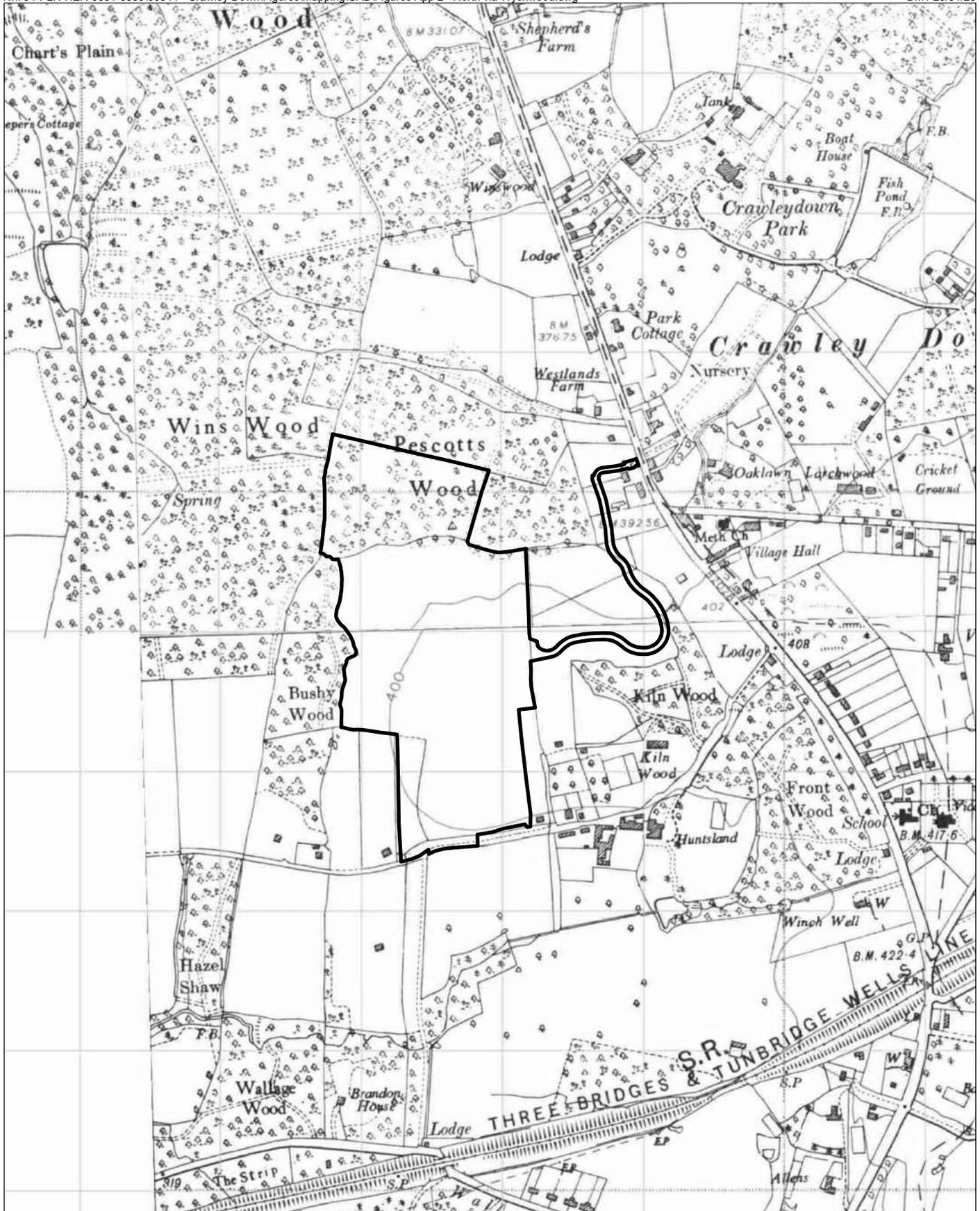


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Scale at A4: 1:7,500



Figure 9

1909-10 Ordnance Survey



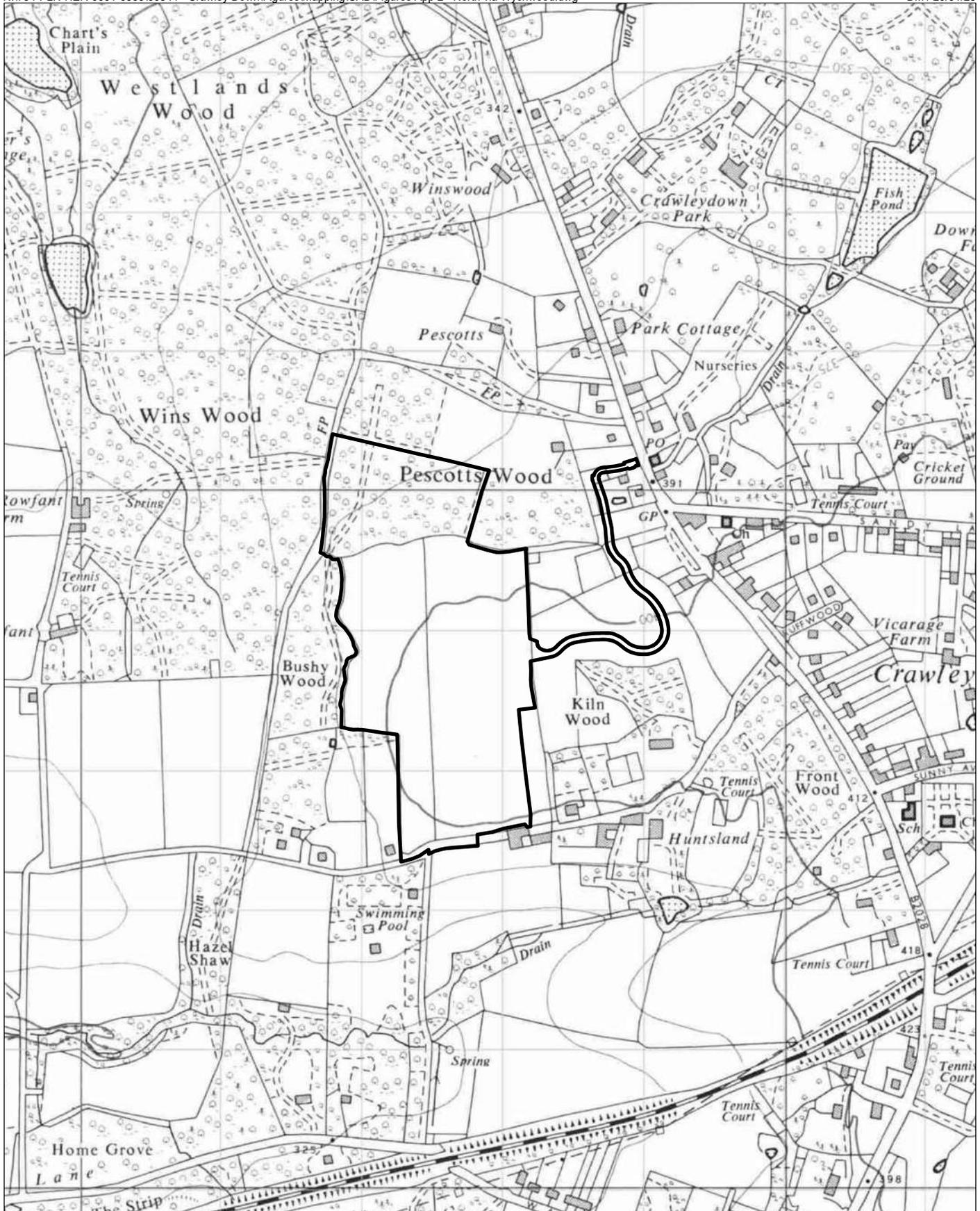
 Site Boundary



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Scale at A4: 1:7,500



Figure 10
1948 Ordnance Survey



 Site Boundary

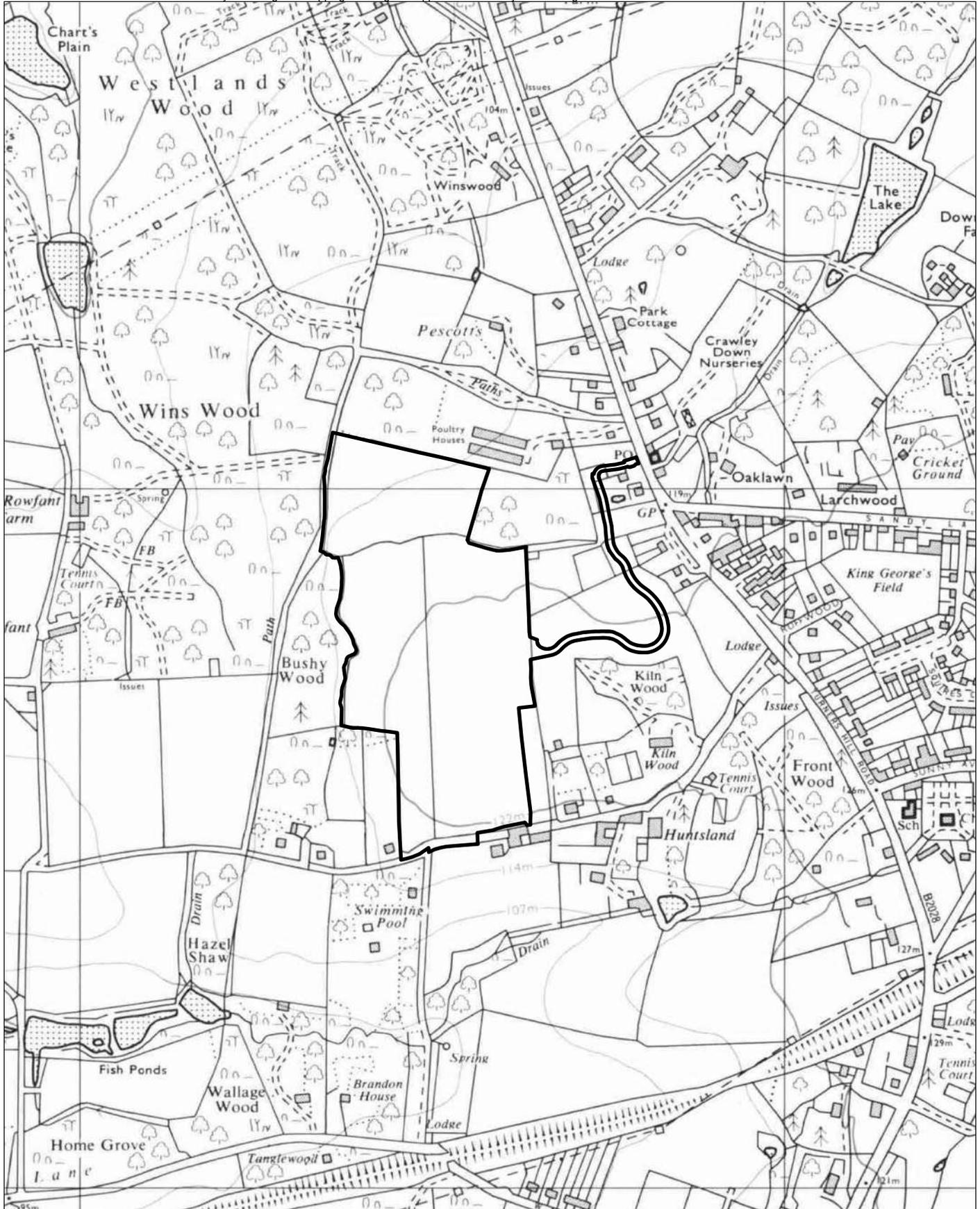


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Scale at A4: 1:7,500



Figure 11

1963 Ordnance Survey



 Site Boundary

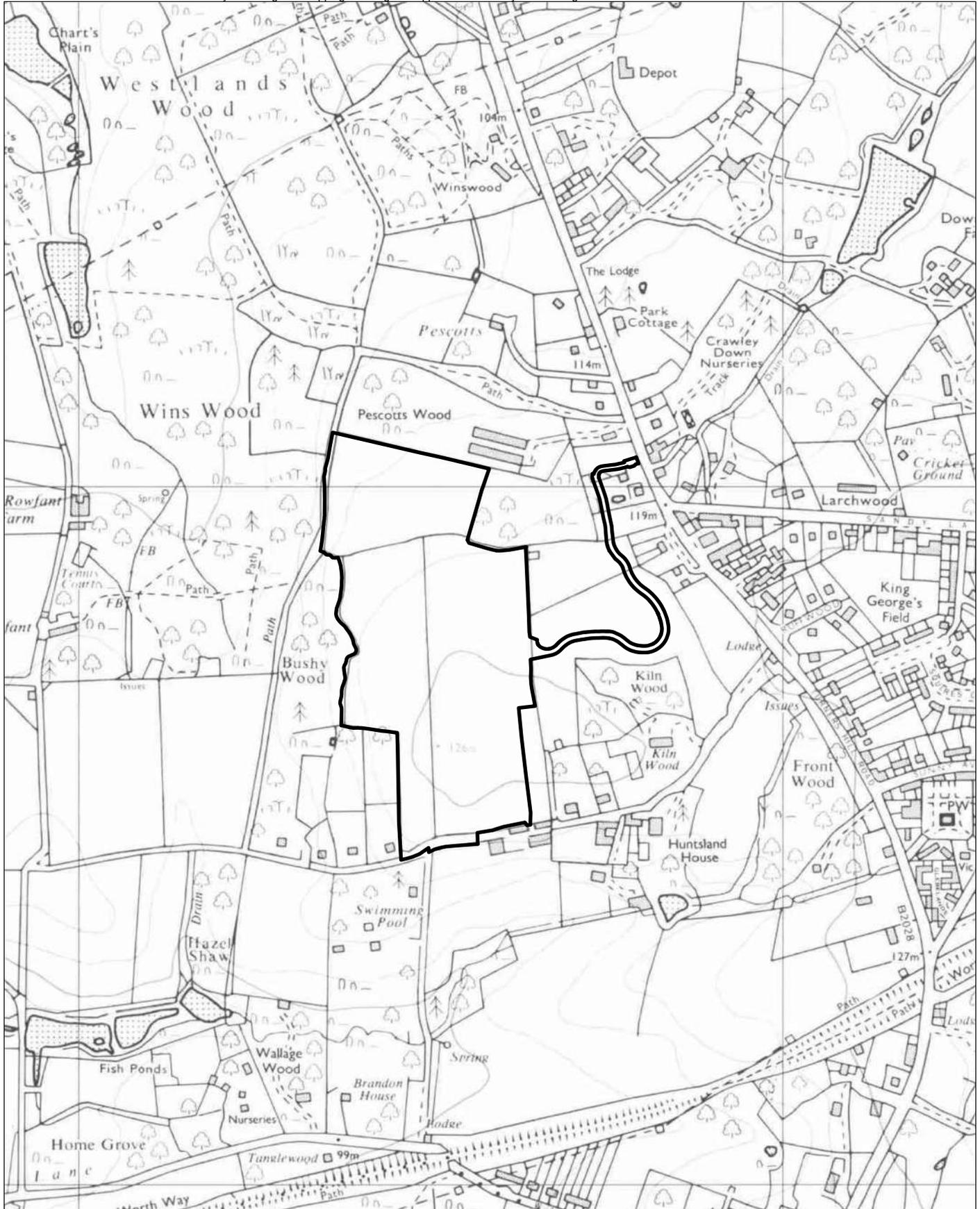


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Scale at A4: 1:7,500



Figure 12

1974-75 Ordnance Survey



 Site Boundary



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Scale at A4: 1:7,500



Figure 13
1992 Ordnance Survey



 Site Boundary

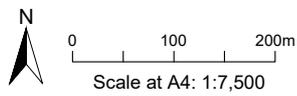


Figure 14

2001 Aerial Photography
(Google Earth)



 Site Boundary

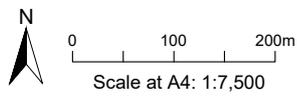
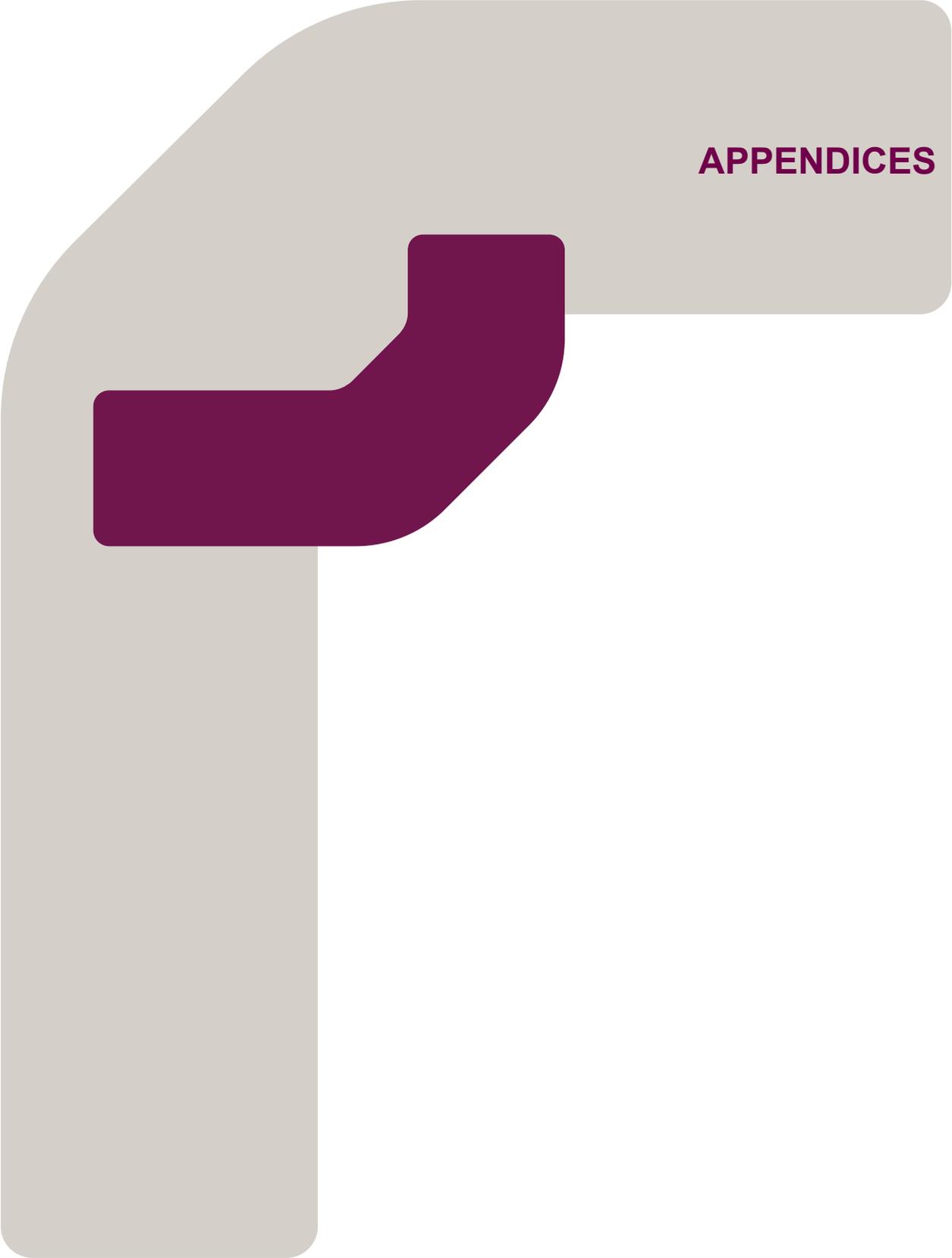


Figure 15

2021 Aerial Photography
(Google Earth)



APPENDICES

Appendix A

LiDAR



Legend

□ Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
18/02/2021

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



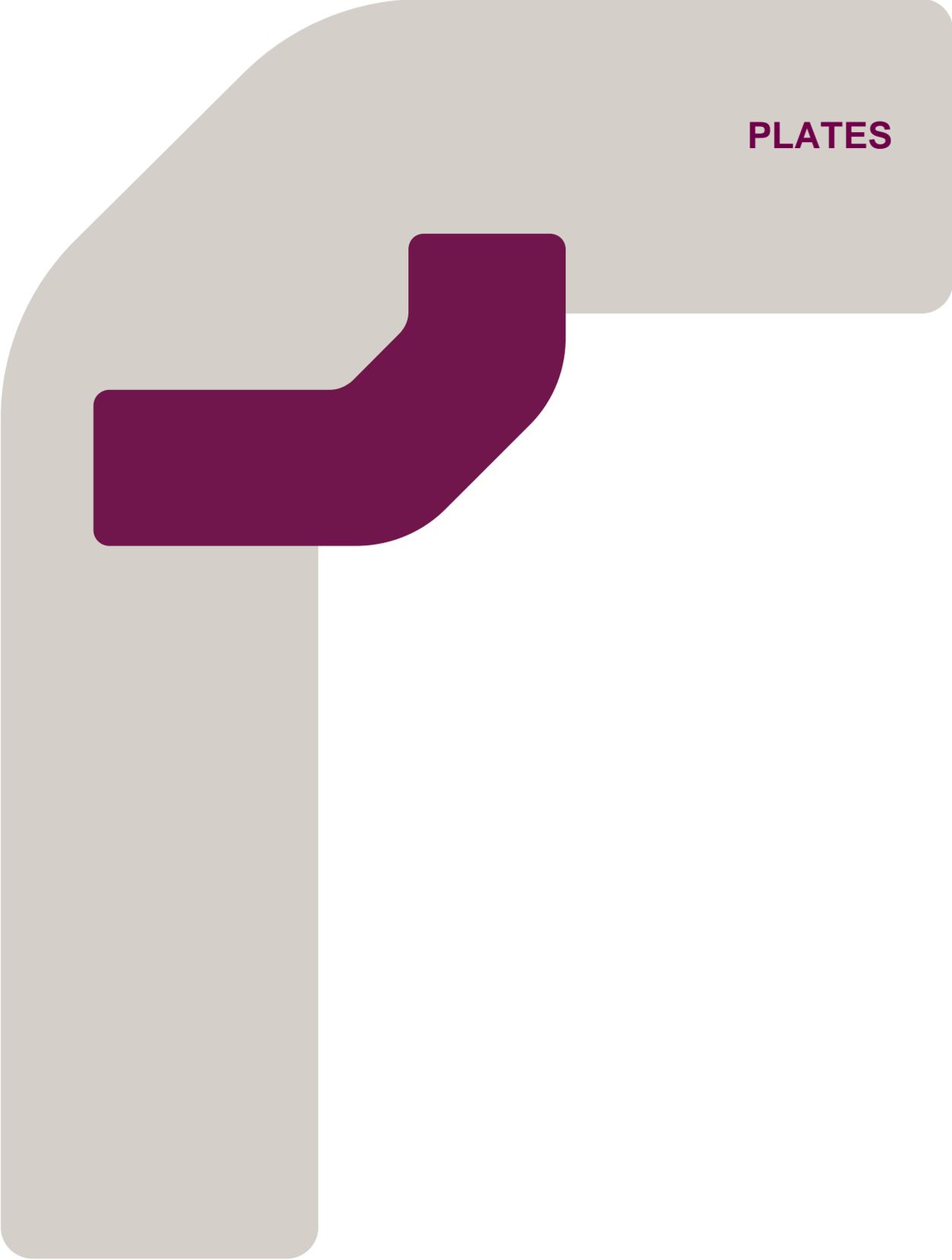
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Scale at A3: 1:5,000



Appendix A

LiDAR Plot



PLATES



Plate 1 - Westlands located to north of Site and west of Turners Hill Road is well enclosed within its immediate garden/woodland setting



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