

Cultural Heritage Desk Based Assessment

Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

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Wates Developments Ltd
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CULTURAL HERITAGE DESK BASED ASSESSMENT

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Executive summary

- Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road Crawley Down West Sussex referred to as the 'Study Site', has been assessed for its Cultural Heritage (built heritage and archaeological) potential.
- The part of the site that excludes Hurst Farm benefits from Outline Planning Permission for 150 dwellings and a 70-bed care home (DM/25/0016)
- 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 archaeological or built heritage 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 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

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 Modern farm outbuilding remains shown on 19th century mapping at the northern and southern extents 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.
- It has been concluded that there are no archaeological constraints that would preclude the suitability of the Site for residential development, associated infrastructure and access.

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, four 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: Heatherwood South and Heatherwood West (Formerly Oaklawn) (¹ NHLE Ref: 1393329); East Cottage Farthings (NHLE Ref: 1025533); and Leigh Wood (NHLE Ref: 1182619), located beyond the eastern boundary of the Site and Westlands (NHLE ref: 1284416) located beyond the Site's northern boundary line.
- The group of Non-Designated Built Heritage Assets at Huntslands were also assessed due to proximity to the southern part of the proposed development.
- It is concluded that there will be negligible/minor adverse changes to the setting and significance of the Grade II listed Westlands due to the proposed development.
- It is concluded that in respect of the remaining relevant listed properties, outlined above, the proposed development would result in negligible changes to their wider setting; there will be no loss of any existing opportunity to understand or appreciate their significance and no changes will be evidenced to the intrinsic architectural and historic interest of their built fabric. Overall, there would be a Neutral effect to their setting and significance.
- It is concluded that in respect of the group of Non-Designated Built Heritage Assets at Huntslands there would be a minor level of less than substantial harm to this group.
- The proposed development is considered to accord with the provisions of Section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- The minor levels of less than substantial harm assessed to the Grade II listed Westlands and to the group of Non-Designated Built Heritage Assets at Huntslands would be weighed against the public benefits of the proposal as per Paragraph 215 of the NPPF.

¹ NLHE: National Heritage List Entry

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Plate 3: Looking along front boundary hedge of Westlands as viewed from Turners Hill Road. Thick vegetation is visible to south of the former farmhouse; the extant residential development to the south of the southern boundary vegetation is also visible.

Plate 4: Panoramic view from Turners Hill Road providing a complete view of the extant entrance, to north and south, in combination with Westlands and thick boundary vegetation along the current access road. (Image source: SLR Consulting Limited)

Plate 5: General View over Field 1, to north of the Site

Plate 6: View from the southern boundary of Field 1 looking towards Pescotts ancient woodland that bounds the Site to north-east. Westlands is located further north-east and is screened behind separate and additional thick vegetative screening.

Plate 7: General View over the northern part of Field 2

Plate 8: View from the PRow to the south of Field 2. The extant vegetative screening to the field will be retained with the field proposed as green infrastructure, divided by native structure planting. As the prospective walker would be positioned at a lower level than the field (that rises to the north) there would be little appreciation of the proposed development that would be located beyond the ridge of this field.

Figures

Figure 1: Study Site Location

Figure 2a: Designated Heritage Assets Plot

Figure 2b: HER Plot (HER data received from West Sussex HER)

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Figure 13: 1992 Ordnance survey (1:10,560)

Figure 14: 2001 Aerial Photograph (Google Earth)

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Appendices

Appendix A: LiDAR

Appendix B: Illustrated Landscape Masterplan

Appendix C1: Illustrative Sections

Appendix C2: Illustrative Sections

Appendix D: Hurst Farm Entrance Illustration

1. Introduction and Scope of Study

- 1.1 This Cultural Heritage desk-based assessment has been prepared by Alistair Robertson, Lorraine Mayo and Elizabeth Da Silva of Tetra Tech Consulting Services Ltd. on behalf of Wates Developments Ltd.
- 1.2 The site the subject of this assessment comprises two green fields located north of Huntsland that benefit from outline planning permission for 150 dwellings and a 70 bed care home, accessed via Wychwood Place, and built development associated with Hurst Farm. The whole is located to the west of Turners Hill Road, Crawley Down, West Sussex, and is roughly centred at National Grid Reference TQ 33555 37770.
- 1.3 Wates Ltd has commissioned Tetra Tech 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 any potential heritage impacts of the proposed development on built heritage assets.
- 1.4 This document 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.
- 1.5 In accordance with relevant government policy and guidance on archaeology and built heritage, including paragraph 207 of the NPPF, 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 and built heritage information in order to clarify the Cultural Heritage potential of the Study Site and to consider the need for solutions in respect of any archaeological or built heritage constraints identified.

2. Planning Background and Development Plan Framework

Legislation

- 2.1 National legislation relevant to 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. 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.
- 2.4 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024 and amended in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated.
- 2.5 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 (March 2015) and GPA3: The Setting of Heritage Assets (second edition, December 2017).

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024) (as amended February 2025)

- 2.6 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.7 Paragraph 202: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.8 Paragraph 207: 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. As a minimum the

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relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

- 2.9 Paragraph 208: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 2.10 Paragraph 210: In determining applications, local planning authorities should take account of:
- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
 - b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
 - c. The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.11 Paragraph 212: 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.
- 2.12 Paragraph 215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.13 Paragraph 216: In relation to non-designated heritage assets, the effect of the development proposal on the significance of the asset should be taken into account, with a balance judgement having regard to the scale of any harm and the significance of the asset.
- 2.14 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.
- 2.15 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worth of expert investigation at some point.
- 2.16 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.
- 2.17 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.
- 2.18 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

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positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.19 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.

2.20 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 the 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.

2.21 Additionally, it is the degree of harm, rather than the scale of development, that this 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 judgment for the decision take, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the 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

2.22 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)

2.23 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)

2.24 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:

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

2.25 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.

2.26 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.

2.27 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.

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- 2.28 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.
- 2.29 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.
- 2.30 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:
- Identify which heritage assets and their settings are affected;
 - 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;
 - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm, and
 - Make and document the decision and monitor outcomes.

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

- 2.31 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).
- 2.32 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.
- 2.33 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.
- 2.34 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.
- 2.35 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 (Adopted March 2018)

2.36 The current District Plan was adopted on 28th March 2018. The following edited policies in the Mid Sussex District Plan are relevant to archaeology and built heritage:

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.

2.37 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:

- 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.
- 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.
- 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.
- 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.
- Provide a 5m landscape buffer to existing hedgerows.
- Integrate and enhance the existing PRoWs within the site and retain the character of PRoWs that border the site.
- Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.

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- 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.
- 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.
- Avoid development in the most sensitive areas, including the central ridge.

2.38 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.

Mid Sussex District Plan Regulation 19 Submission (Mid Sussex District Plan 2021-2039)

2.39 Mid Sussex District Council is in the process of updating the current District Plan. The new District Plan (2021 – 2039) will replace the current adopted District Plan and was submitted for Examination in July 2024. The following edited polices are relevant to archaeology and built heritage:

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

2.40 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

2.41 The Council will seek to preserve and enhance heritage assets and their settings 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 and will look at opportunities to enhance or better reveal their significance.

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

2.43 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.

2.44 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.

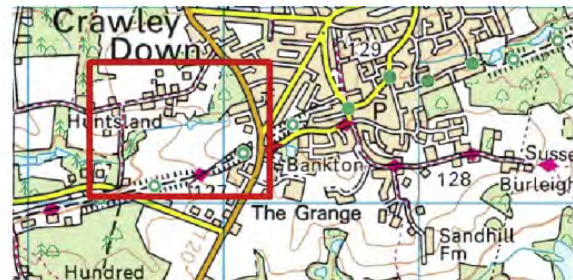
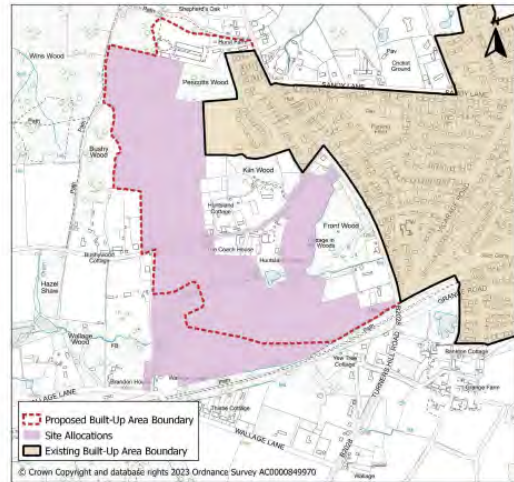
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Policy DPA9: Land to West of Turners Hill Road, Crawley Down

2.45 Land to West of Turners Hill Road has been designated as a Site allocation under Policy DPA9.

DPA9: Land to west of Turners Hill Road, Crawley Down			
<i>The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.</i>			
Allocation		Housing	
SHELAA:	688	Settlement:	Crawley Down
Gross Site Area (ha):	33.7	Number of dwellings:	350
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Community building Allotments 50 bed (C2) care home Play area Other outdoor provision Outdoor sports⁵² Informal outdoor space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Education Library Local Community Infrastructure Emergency services Ashdown Forest SPA and SAC mitigation measures Health <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable transport measures Highway works Sewerage network upgrades 	

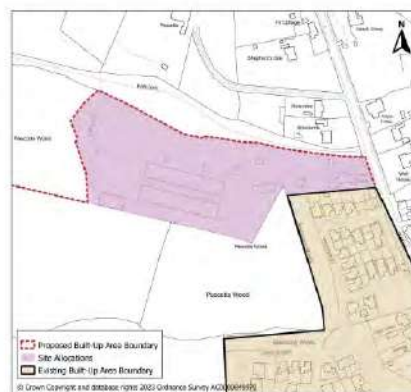
⁵² Subject to further discussion regarding overall provision within settlement, refer to IDP for most up-to-date position.



Policy DPA10: Hurst Farm, Turner Hill Road, Crawley Down

2.46 The Hurst Farm section of the Site has been allocated under Policy DPA10 with specific policy requirements in respect of mitigation, as outlined below.

DPA10: Hurst Farm, Turners Hill Road, Crawley Down			
<i>The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.</i>			
Allocation		Housing	
SHELAA:	743	Settlement:	Crawley Down
Gross Site Area (ha):	2.2	Number of dwellings:	37
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Education Library Community buildings Local Community Infrastructure Ashdown Forest SPA and SAC mitigation measures Health Play area Other outdoor provision Outdoor sports Parks and Gardens 	



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Criterion 4 of DPA10 Policy requires that any future application:

4. (Be) Informed by a Heritage Statement, provide layout and design which preserves the setting of Grade II listed building 'Westlands'.

MSDC Position Statement 1: Delivering Sustainable Development in Mid Sussex (Adopted Dec 2025)

2.46 The following edited policies are relevant:

Principle 4: Built Environment

Overarching Objective:

To promote sustainable development that adapts to the effects of climate change, whilst maintaining settlement identity and character, and protecting the built and historic environment.

Principles:

- Development will be required to preserve or enhance listed buildings and the contribution made by their settings.
- Where appropriate, a Heritage Impact Assessment should be provided to establish the significance of heritage assets, including non-designated heritage assets, and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

MSDC response to Action Point AP-007 Action Point AP-007 Provide heritage evidence to inform site specific policies of the plan (November 2024)

2.47 Action Point AP-007 Provide heritage evidence to inform site specific policies of the plan

It explains that the Submitted District Plan, including its spatial strategy and allocations, is informed by heritage evidence. In respect of the proposed development this comprises the following: APPENDIX 1 – Comments from the Conservation Officer which have informed the site selection conclusions.

Key		Very Positive Impact
		Positive Impact
		Neutral Impact
		Negative Impact
		Very Negative Impact

Criteria 5		Listed Building
Policy background	"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." (NPPF 2023, para 199)	
Source	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer	
Assessment		Listed buildings are present on/within proximity of the site, Substantial harm – Harmful impact
		Listed buildings are present on/within proximity of the site, Less than substantial harm
		Listed buildings are present on/within proximity of the site, Less than substantial harm – but potential for suitable mitigation
		No Listed buildings on/near the site – No impact
Note	Comments from MSDC Conservation Officer will determine whether there is predicted to be Substantial Harm/Harm/No Impact based on site layout information submitted by site proponent (where provided). Where the proposed site is likely to impact on more than one Listed building, the overall assessment will reflect the highest impact identified, but the comments will refer to specific Listed Buildings.	

CULTURAL HERITAGE DESK BASED ASSESSMENT

Criteria 6 Conservation Area	
Policy background	"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." (NPPF 2023, para 199)
Source	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer
Assessment	Site is within/close to a conservation area, Substantial harm – Harmful impact
	Site is within/close to a conservation area, Less than substantial harm
	Site is within/close to a conservation area, Less than substantial harm – but potential for suitable mitigation
	There are no conservation areas within/close to the site – No impact
Note	Comments from MSDC Conservation Officer will determine whether there is predicted to be Substantial Harm/Harm/No Impact based on site layout information submitted by site proponent (where provided).

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes		
743	Hurst Farm, Turners Hill Road, Crawley Down	Crawley Down	Neutral	Westlands is part of a former farmstead, identified as a historic farmstead. The proposed development could have an impact on the character of this part of the setting of the listed building, the rural nature of which would be partially compromised. This would be detrimental to the manner in which the special interest would be appreciated. NPPF: Less than Substantial Harm, HIGH. Heritage Statement submitted by proponent which seeks to address concerns raised. Site contains buildings (chicken sheds and outbuildings) in central and southern parts of site. Potential for suitable mitigation.	Very Positive	There are no conservation areas within or adjacent to the site.	Allocate – DPA10

Crawley Down Neighbourhood Plan (2014-2031) (Made January 2016)

2.47 The following edited polices are relevant:

Policy CDNP05: Control of New Developments

Subject to the other policies of this Neighbourhood Plan; Within the Crawley Down Neighbourhood Plan Area, planning permission will be granted for residential development subject to the following criteria:

a) The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.

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; GER 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:
1. The Site has been identified as making no contribution to the significance of that asset, and
 2. The Site forms no appreciable element of the experience of that asset within its setting, and
 3. 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, four 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.
- 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.

Identification of Built Heritage Assets: 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 crown 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.

CULTURAL HERITAGE DESK BASED ASSESSMENT

- 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

- 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 northeast was partially developed as poultry houses in the 1970s (Fig. 12).
- 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 Modern outfarm buildings shown on the 1808 Ordnance Survey Drawing in the northwest 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 The Study Site does not contain any designated or non-designated built heritage assets. Due to proximity to the Site, four 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: 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 eastern boundary of the Site and Westlands (NHLE ref: 1284416) located beyond the Site's northern boundary line.
- 4.48 The group of Non-Designated Built Heritage Assets at Huntslands were also assessed due to their proximity to the southern part of the proposed development.
- 4.49 Other built heritage assets were able to be scoped out from further analysis as their associations, settings or significance are not reliant upon the Site or because they remain well removed and/or are screened from it, so that there is a lack of intervisibility; they have, therefore, not been assessed within the forthcoming sections. These include the Grade II listed Lemon Meadow and Yew Tree Cottage. It has been assessed that these listed buildings will not be affected due to their location in relation to these proposals.

Designated Built Heritage Assets – Listed Buildings

Significance

- 4.50 The four relevant listed buildings, outlined above, are all individual private residential dwellings. 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. Westlands also has social significance due to being a former nineteenth century historic farmhouse within the village and the use of vernacular materials within the building emphasises its connection with the wider local area, with the farmhouse bricks potentially being made in the former Crawley Down brickworks. Heatherwood South/Heatherwood West were the first major independent commission by the Scottish architect Thomas Maclaren.
- 4.51 The special interest of all these built heritage assets is recognised by their individual listings at Grade II.

Setting

- 4.52 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 offerings and associated highways.
- 4.53 Westlands is located in close proximity to the Site entrance and separated from it by a Public Right of Way. The former farmstead of the house has generally been lost, apart from an extant outbuilding to the rear of the property. To the east, Westlands fronts onto Turners Hill Road, beyond which lies residential development – there is also residential development located to the north and south of the house. A rural landscape of fields and woods survives to the west of the former farmhouse.
- 4.54 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. East Cottage/Farthings and Leigh Wood are highly visible along Sandy Lane. None of the properties provide landmark value within the local area.

Contribution of Setting and the Study Site to Significance

- 4.55 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 the north and proximate residential development to the south. The remaining built heritage assets have retained larger historic plots containing significant vegetation which make positive contributions to their significance, particularly the thick vegetation to the southern and eastern boundaries of Heatherwood South/Heatherwood West and to the south and west of Westlands.
- 4.56 The extant wider settings of these listed buildings make no contribution to their significance apart from Westlands. Although historically the Site formed part of the property's wider rural setting – this has significantly altered due to the part clearance of Pescotts Wood and the construction of the modern Hurst Farm Complex (now disused). It has recently been altered further by the approval of the outline application for 150 dwellings and a 70-bed care home on the two fields that lie north of Huntsland (DM/25/0016).
- 4.57 The Worth Tithe map of 1843 also evidences that the property and its immediately adjacent land were in different ownership than the Site. However, although there is currently little intervisibility between the former farmhouse and the surviving rural land within its wider setting, this is assessed as making a minor positive contribution to its significance as indicative of the former farmhouse's historical rural setting.
- 4.58 The Study Site comprises two fields contained by significant vegetation - north of Huntsland and the developed Hurst Farm complex. Outline Planning Permission has been granted for the two fields north of Huntsland, which will thus alter the extended setting of the relevant built heritage assets.
- 4.59 There is no intervisibility between the Study Site with any of the designated built heritage assets; they are all either distanced or separated by substantial vegetation and/or built development (including the modern Hurst Farm buildings) and would be altered further by the extant consent for the development of the land north of Huntsland. There is no opportunity to appreciate their architectural and historical interest from the Site.
- 4.60 The Site does not make any contribution to the significance of East Cottage/Farthings, Leigh Wood and Heatherwood South/Heatherwood West. It does not enhance or contribute to their intrinsic architectural and historic interest and is therefore assessed as making a neutral contribution to their setting and significance.

4.61 Non-Designated Built Heritage Assets – Huntslands Group

- 4.62 The Huntsland grouping comprises a Victorian house that was reconstructed around the shell of an earlier (circa 1811) Regency property by the naturalist John Russell Reeves (probably in the mid-nineteenth century). There are a group of buildings to its west that contain some older fabric relating to a medieval/post-medieval farmstead. The significance of this non-designated built heritage asset relates to its architectural character and features and the number of important owners the house has had. It is not considered that this grouping is readily perceptible as a former farm, rather it is able to be read as a former country estate.

Setting

- 4.63 Huntslands is a hotel and wedding venue. It is set within extensive gardens/grounds with significant vegetation and has hard standing for private car parking/garages. The wider setting of the Huntslands

group comprises Crawley Down Village (to east) (residential development, retail outlets, schools, leisure facilities and associated highways/infrastructure) and expansive rural setting to south and west. The area to the south of the Huntslands group has Outline Planning Permission for 200 dwellings that will alter the extended setting of this group of non-designated built heritage assets. The area to the west of Huntslands has Outline Planning Permission for 150 dwellings and a 70-bed care home that will further alter the extended setting of this group of non-designated built heritage assets.

Contribution of Setting and the Study Site to Significance

- 4.64 Although there have been some changes to the grounds forming the immediate setting of Huntslands, the current layout could be said to be mostly reminiscent of how a country estate would lay out its grounds - expansive, attractive and undulating landscaping leading down to a small pond and jetty; however it is necessary to note that the 1874 Ordnance Survey map evidences that there were a significant number of trees planted to the south of the property, thus it would not have readily maintained any intervisibility with its wider setting beyond its southern boundary line.
- 4.65 The immediate setting of Huntslands is assessed as making a strong positive contribution to its significance due to it appearing to be reminiscent of how the grounds were formerly laid out with the expansive, attractive and undulating landscaping leading down to a small pond and jetty. The immediate setting of the associated farm buildings appears to have been somewhat altered and is laid out in the style of 'contemporary' gardens; as such their immediate setting is assessed as making a minor positive contribution only to their significance as indicative of their historical setting.
- 4.66 In respect of the wider setting of Huntslands, it is necessary to point out that the extant property is not the original building established within its grounds and its role has also altered, thus the relationship with its wider setting has also changed. There is some variable intervisibility with Huntslands from various points within the wider area; however, due to the Outline Planning Permission these views will be altered so that the building will be less visible within its wider setting.
- 4.67 The wider rural setting of Huntslands is thus assessed as making a minor positive contribution to its setting and significance due to the alteration to this setting due to the Outline Planning Permission. The role of the former farm buildings has altered and they maintain extremely limited intervisibility with their wider rural setting that is thus assessed as making a minor positive contribution to their setting and significance as indicative of their former historical setting.
- 4.68 The Site comprises open fields contained by significant vegetation; however, as stated above Outline Planning Permission for 200 residential dwellings has been granted that will alter the wider setting of Huntslands to the south, and for 150 dwellings and a 70-bed care home which will alter the wider setting of Huntslands to the west.
- 5.7 There is no intervisibility between the Site with this group of non-designated built heritage assets, although it is visible in views from part of the Public Right of Way located to the west of the group allowing some appreciation of their rural character. However, it is rather considered that this group is experienced within the context of the land to its east, south and west, rather than to its north. The Site is therefore assessed as making a negligible positive contribution to the setting and significance of the group of non-designated built heritage assets as indicative of their former landscape setting.

Archaeology

Assessment of Significance (Non-Designated Assets)

- 4.69 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.
- 4.70 The site is not located within an Archaeological Notification Area, as defined by West Sussex County Council.
- 4.71 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.
- 4.72 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).
- 4.73 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;
Saxon/Early Medieval & Medieval	Low potential, Local/Low significance;
Post Medieval	Low potential, 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 two fields and the former farm buildings and dwelling at Hurst Farm on Land West of Turners Hill Road and North of Huntsland. It 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 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works at Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road Crawley Down West Sussex.
- 5.3 The maximum proposed building height is two and a half storeys; there will also be two storey dwellings and some single and one and a half storey buildings may be introduced along the periphery of the masterplan. The residential development has been designed in order to respond to the local context and contribute to creating a sense of place that is visually integrated with its surroundings.
- 5.4 In respect of landscaping the following are proposed:
- Retain and enhance the woodland and woodland edges through providing new native planting and sensitively designed footpaths and woodland hides
 - New areas of native woodland planting would be introduced as an extension of the adjacent wooded areas
 - Introduce new native structure planting along the central ridge so as to filter views to the new housing from adjacent receptors.
 - The scheme has been designed to maximise tree retention, where possible and as such maintains the site's overall green infrastructure and native wooded character. Some tree removal is necessary to facilitate access to and through the site, but this is a foreseeable response to the site's allocations. The provision of extensive new tree planting is expected to result in a net increase in trees across the site which will enhance the arboricultural character of the wider area. Appendix B illustrates the Landscape Masterplan, with Appendix C providing Illustrative Sections. Appendix D provides an illustration of the proposed entrance to the development from Turners Hill Road and in proximity to the Grade II listed Westlands.
- 5.5 Full design details should be referenced in the Design and Access Statement that accompanies the application (Mosaic, 2026).

Lighting Effect of the proposed development

- 5.6 The Lighting Strategy is prepared by Nature Positive. In respect of Westlands, the increase in calculated resultant values across the Site would result in no impact and also meet the ILP guidance for light spill and glare to Westlands. The calculated resultant values would be typical for this type of

environment: that is within a main road setting to the east of the Site. Values at the heritage receptor remain typical for the environment and change from baseline condition is assessed as negligible.

Traffic Effect on Turners Hill Road – proximate to built heritage assets

- 5.8 A Traffic Impact Study has been prepared by i-Transport which demonstrates that the proposed development is expected to result in a maximum increase in Annual Average Daily Traffic flow (AADT) on Turners Hill Road (north of Sandy Lane) of 962 AADT. In the context of forecast traffic flows of 15,059 AADT, this is not a significant change.
- 5.9 The 24-hour AADT generated by the development is forecast to be 962 vehicle movements. Observed traffic movements in 2023 equate to around 12,877 and in 2032 without the development, the base traffic flows would be 15,059 which is a 6% increase. Traffic increases north of the village are greatest because most traffic will route towards the A264 and M23. Within the village and to the south, increases in traffic flow are lower. This does not equate to a material change in traffic flows on Turners Hill Road. Traffic increases will naturally be lower further afield as traffic naturally disperses across the network.

Drainage effects

- 5.10 The Surface Water Drainage Strategy has been prepared by Ramboll. The strategy is to collect and control surface water runoff onsite before discharging at a controlled greenfield rate into existing watercourses located to the north/northwest, either within or immediately adjacent to the site. No surface water infiltration (soakaways) is proposed within the site which could affect the hydrology of the site and/or soil stability. No site de-watering is proposed. Sufficient storage for surface water, to ensure discharge at the design rate, has been provided onsite as part of the Surface Water Drainage Strategy. The proposed surface water drainage works would not lead to subsidence of buildings, nor would they lead to an increase in surface water flood risk, thus they would not affect the Grade II listed Westlands.

Review of Potential Development Impacts on Archaeological Assets

- 5.11 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.
- 5.12 In terms of relevant local designations, the study site is not located in an Archaeological Notification Area, as defined by West Sussex County Council.
- 5.13 Groundworks associated with the construction of phase of development, including site preparation excavation for roads, foundations, services and landscaping; can be anticipated to have an extensive impact on surviving near-surface archaeological deposits.
- 5.14 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.
- 5.15 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.

- 5.16 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

- 5.17 The relevant built heritage assets were reviewed. These comprise Heatherwood South/Heatherwood West, East Cottage/Farthings, Leigh Wood, Westlands and Huntslands.
- 5.18 There is no intervisibility between the Study Site with Heatherwood South/Heatherwood West, East Cottage/Farthings or Leigh Wood; they are all either distanced or separated by substantial vegetation and/or built development. It is concluded that the proposed development would result in negligible changes to their wider setting; there will be no loss of any existing opportunity to understand or appreciate their significance and no changes will be evidenced to the intrinsic architectural and historic interest of their built fabric. Overall, there would be a neutral effect to their setting and significance.
- 5.19 In respect of Westlands, the Site makes a minor positive contribution to its setting and significance as indicative of its historical rural setting. The proximity of the proposed access from Turners Hill Road to Westlands was considered as part of this assessment. However, Land at Hurst Farm has been allocated in the Local Plan for residential development utilising the same access road, and the rest of the site benefits from Outline Planning Permission from 150 dwellings and a 70-bed care home under DM/25/0016. Additionally, in the MSDC response to Action Point AP-007: Provide heritage evidence to inform site specific policies of the plan (November 2024) it was found that under National Planning Policy (NPPF) there would be less than substantial harm to Westlands.
- 5.20 As set out in the landscape masterplan, sections and illustrative sketch of the site entrance at appendices B, C and D the Applicant will retain the significant tree/vegetative cover to the north of the Site as far as possible and further boundary planting is proposed – this will assist in reducing intervisibility between the new development and Wychwood Place, which is currently visible from the footpath to the south of Westlands.
- 5.21 The Site is however currently screened from Westlands by thick, intervening vegetation and there are no direct views between the Site and the listed building. It is only possible to experience the significance of this built heritage asset from Turners Hill Road and from the public footpath that runs to its south; there is no experience of its significance from the Site. It is concluded that there will be less than substantial harm to the setting and significance of Westlands, at the low range of that scale due to the proposed development.
- 5.22 Historically, the surviving rural setting located around Huntsland and the former farmstead would have made a strong positive contribution to their significance; however, the function of Huntsland has altered, now being a hotel and wedding venue, as has the function of the former farmstead buildings. Additionally, land south of Huntsland has Outline Planning Permission for 200 dwellings (DM/25/0014) and land west of Huntsland has Outline Planning Permission for 150 dwellings and a 70-bed care home (DM/25/0016).
- 5.23 Overall, it is considered that the surrounding rural setting makes a minor positive contribution to their significance as indicative of their former historical rural setting.
- 5.24 The Site comprises green fields, contained by significant vegetation, and Hurst Farm. There is no intervisibility between the Site with this group of non-designated built heritage assets, although it is

CULTURAL HERITAGE DESK BASED ASSESSMENT

visible in views from part of the Public Right of Way located to the west of the group allowing some appreciation of their rural character. The Site is assessed as making a negligible positive contribution to the setting and significance of the group of non-designated built heritage assets as indicative of their former landscape setting.

- 5.25 The extant vegetative screening to the south of F2/ along Huntsland proximate to the PROW will be retained and the southern part of this field is proposed as green infrastructure, divided by native structure planting. Moreover, as the prospective walker would be positioned at a lower level than the field (that rises to the north) there would be little appreciation of the proposed development that would be located beyond the ridge of this field. The significance of the Huntsland group would still be able to be appreciated from the PROW and it would continue to contribute to the character and quality of the local area. Taking into account the cumulative impact of the Outline Planning Permission to the south and west of Huntslands, in conjunction with the above facts, it is assessed that the level of harm to the non-designated Huntslands grouping due to the proposed development is less than substantial at the low range of that scale.

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 Modern farm outbuilding remains shown on 19th century mapping at the northern and southern extents 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 It is concluded that there would be less than substantial harm, at the low range of that scale, to the setting and significance of the Grade II listed Westlands, due to the proposed development.
- 6.7 It is concluded that in respect of the remaining relevant listed properties, outlined above, the proposed development would result in negligible changes to their wider setting; there will be no loss of any existing opportunity to understand or appreciate their significance and no changes will be evidenced to the intrinsic architectural and historic interest of their built fabric. Overall, there would be a Neutral effect to their setting and significance.
- 6.8 It is concluded that there would be less than substantial harm at the low range of the scale to the setting and significance of the group of Non-Designated Built Heritage Assets due to the proposed development.
- 6.9 The proposed development accords with the provisions of Section 66(1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act and with Policy DPB2 of the Mid Sussex District Plan 2014-2031, Policies DPD2, DPA9 and DPA10 of the Mid Sussex District Plan Regulation 19 Submission (Mid Sussex District Plan 2021-2039) and Policy CDNP05 of the Crawley Down Neighbourhood Plan (2014-2031).
- 6.10 The low levels of harm assessed would be weighed against the public benefits of the proposal as per Paragraph 215 of the NPPF.
- 6.11 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

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/>

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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

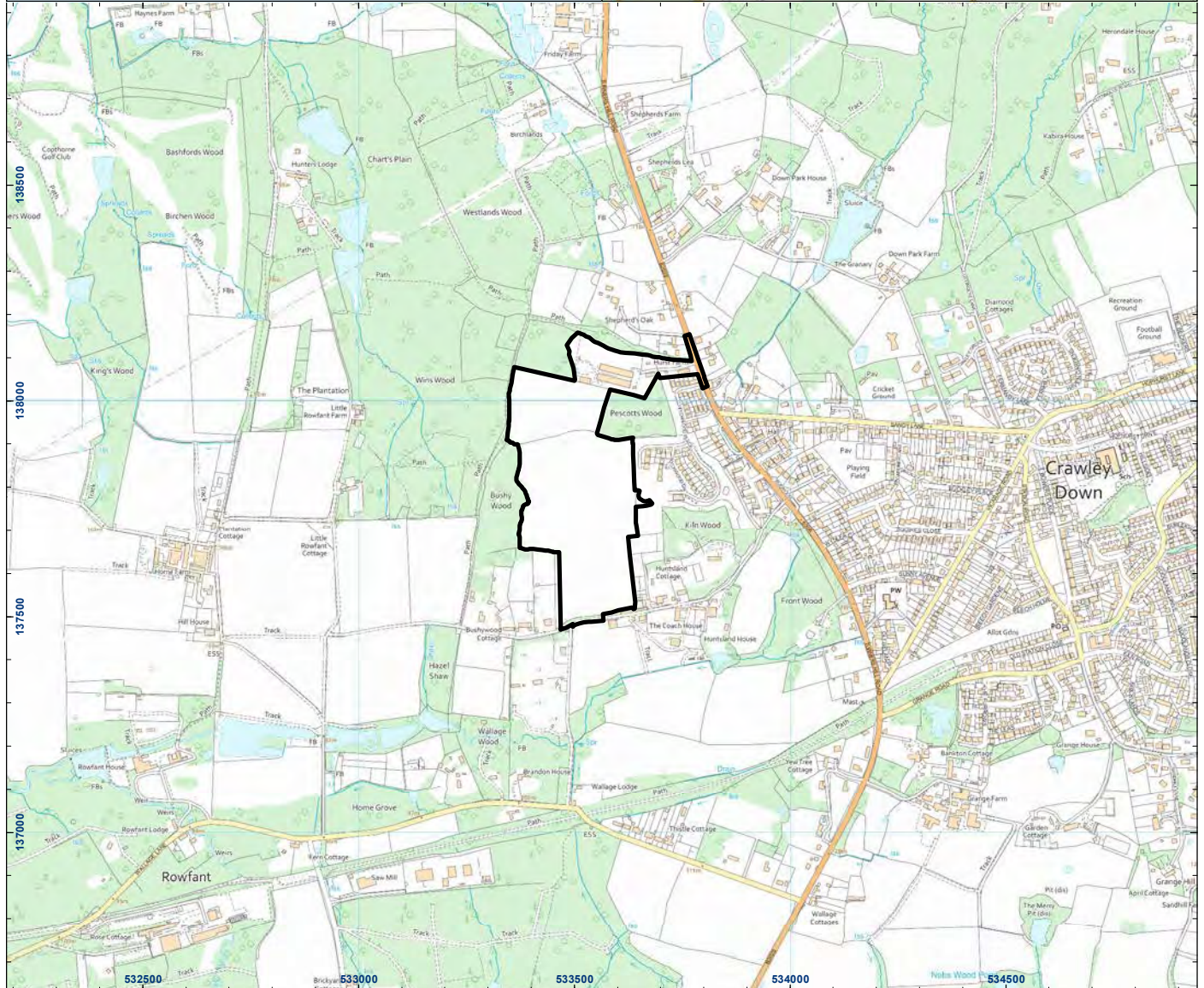
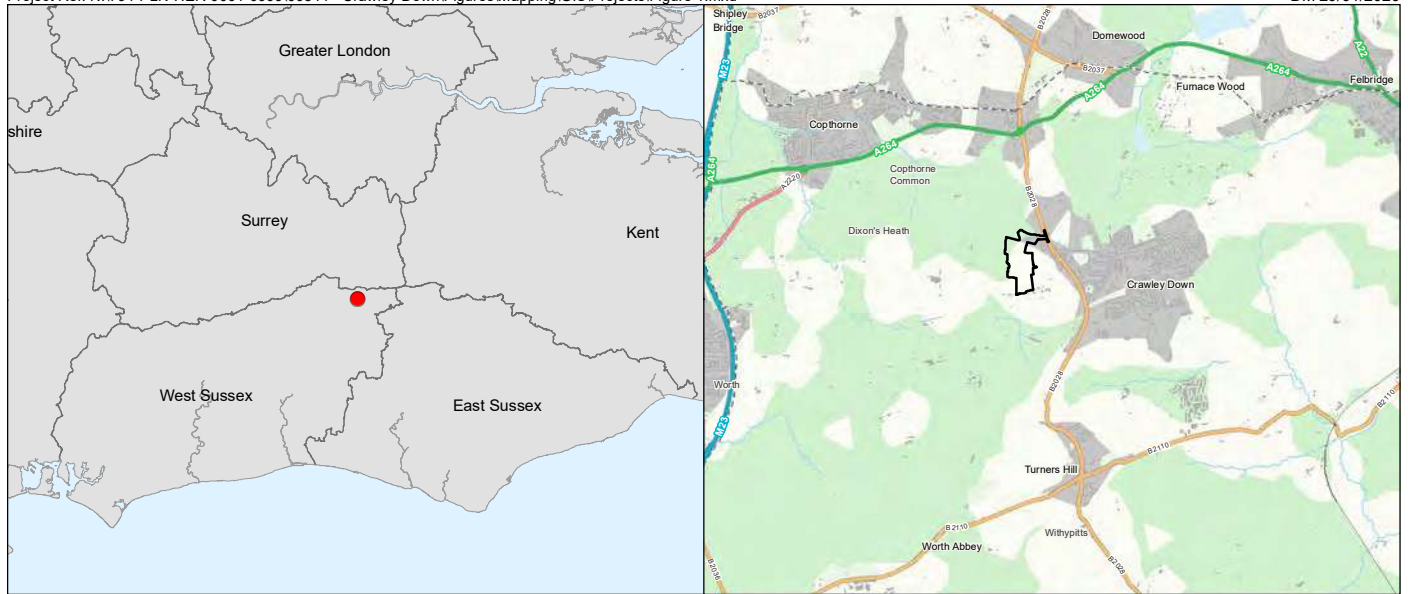
IEMA, IHBC, and ClfA, Principles of Cultural Heritage Assessment in the UK, July 2021

Margary I. D. Roman Roads of Britain 1955

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

Figures





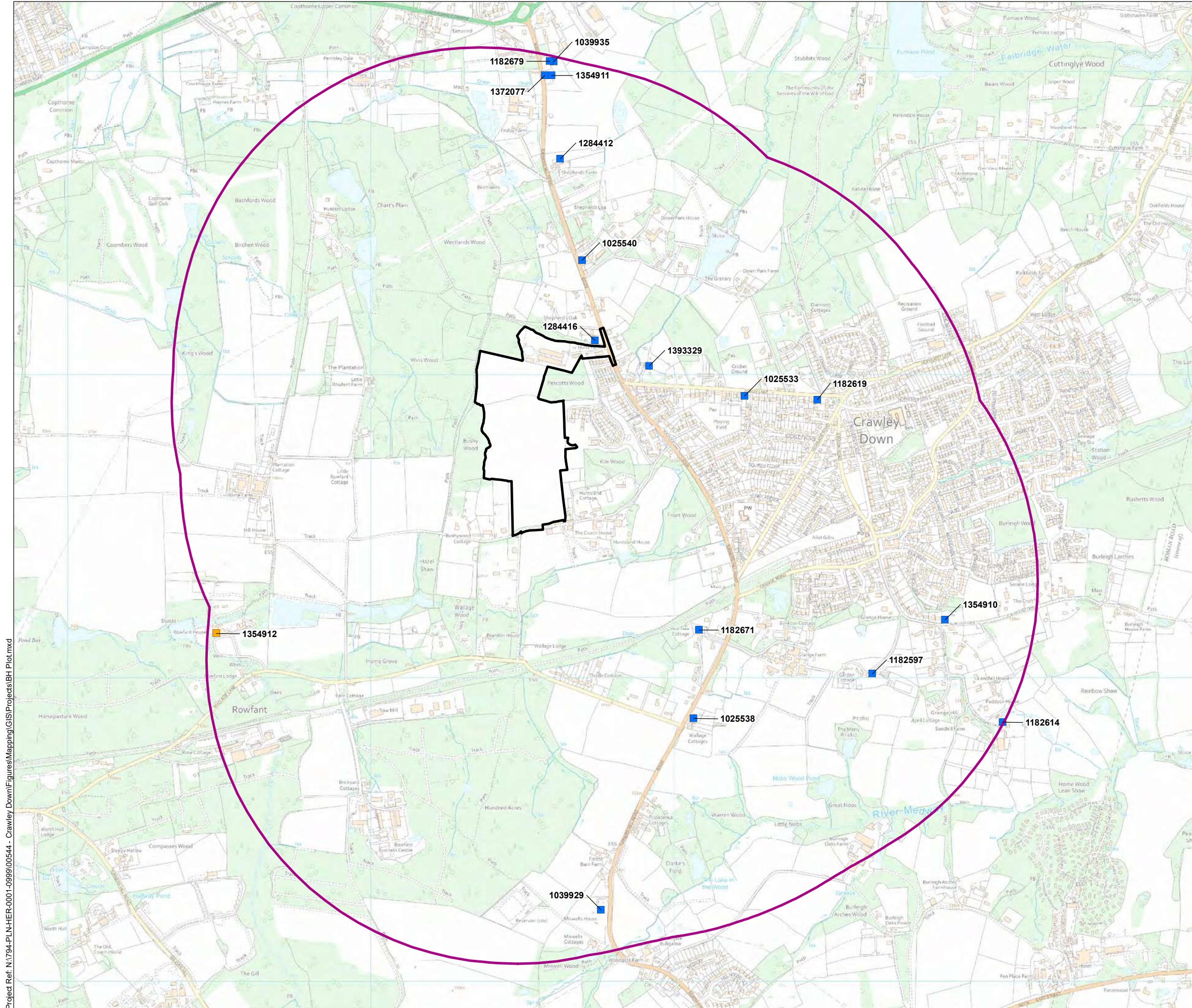
 Site Boundary



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Figure 1
Site Location



Legend

Site Boundary

1 km Search Buffer

Designated Heritage Assets:

Listed Buildings

Grade II

Grade II*

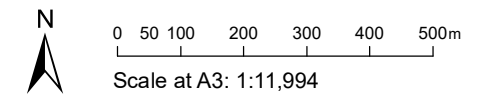
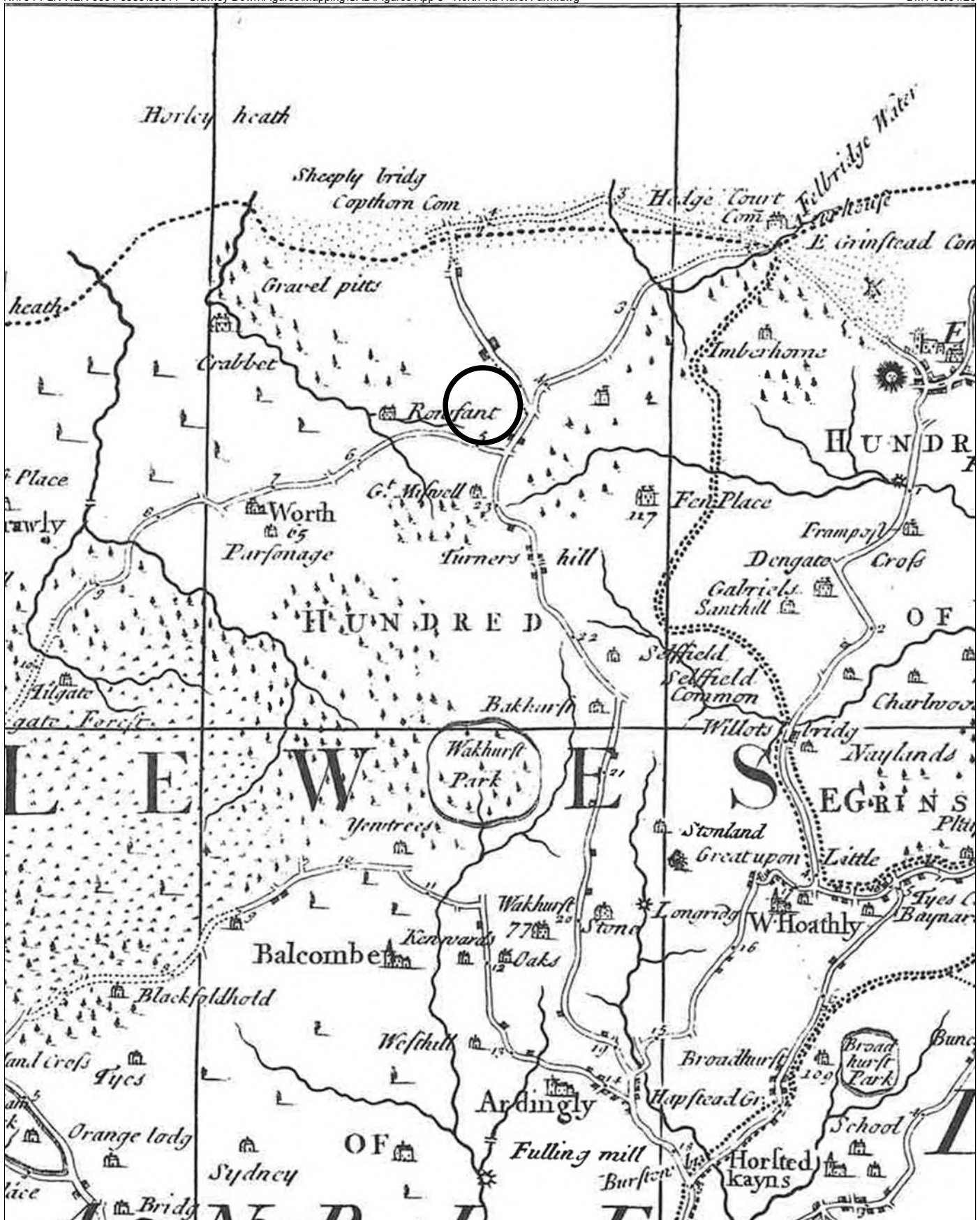


Figure 2

Built Heritage Plot (data from Historic England)

Project Ref: N:\1794-PL\N\HER-0001-0999\00544 - Crawley Down\Figures\Maping\GIS\Projects\BH Plot.mxd



○ Site Location

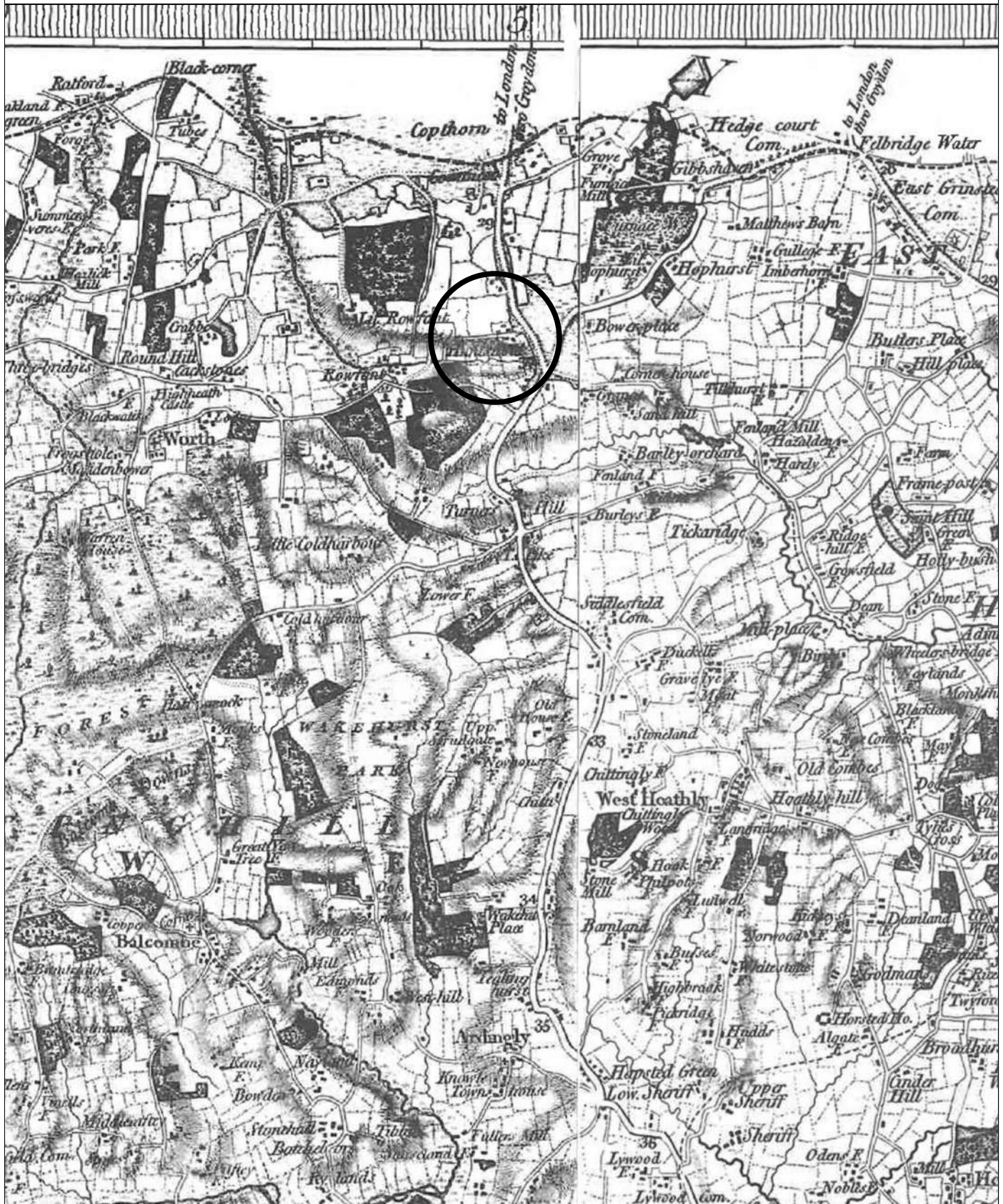


Not to Scale
Illustrative Only



Figure 3

1724 Budgen Map of Sussex



 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)

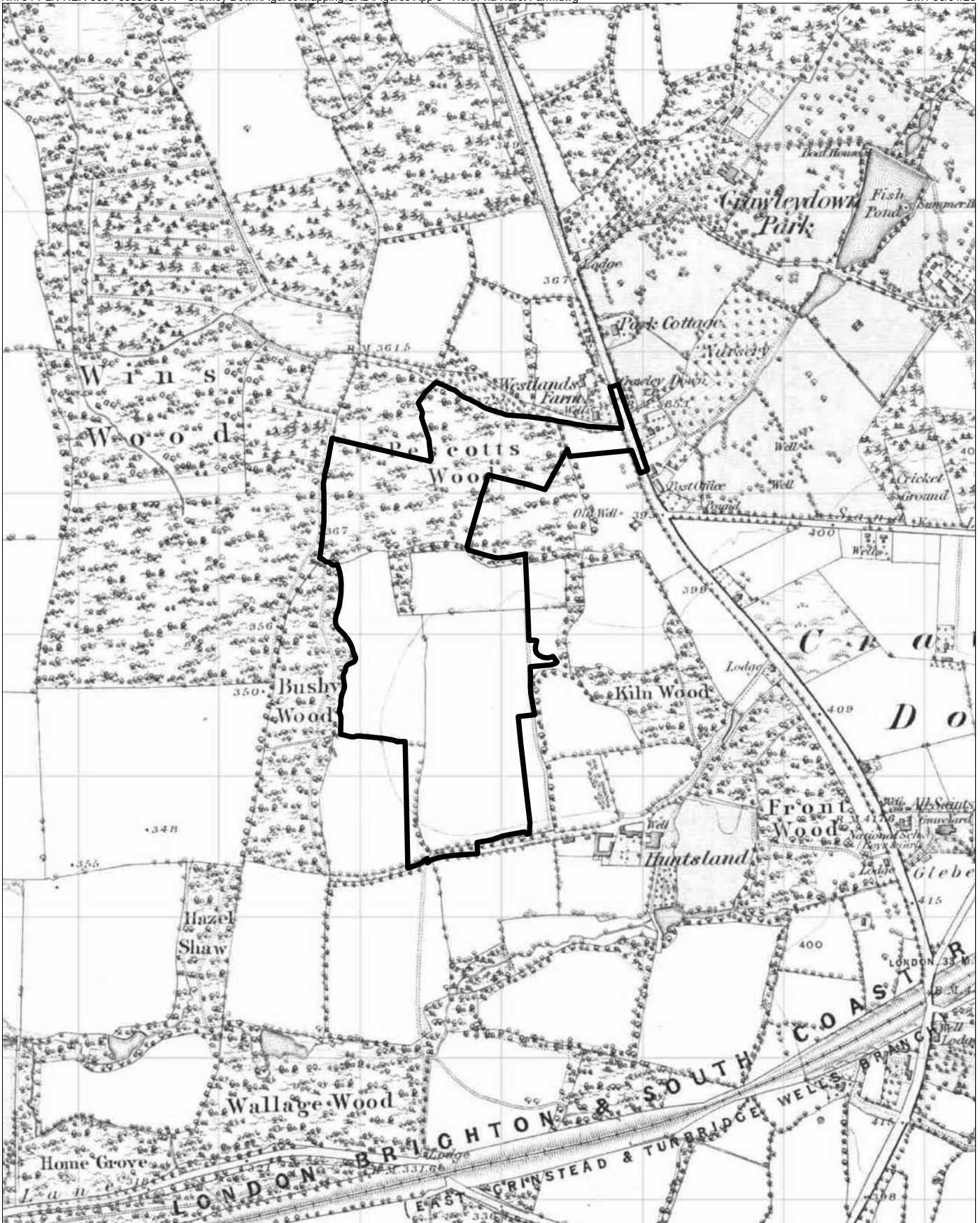


Not to Scale
Illustrative Only



Figure 6

1843 Worth Tithe Map



 Site Boundary

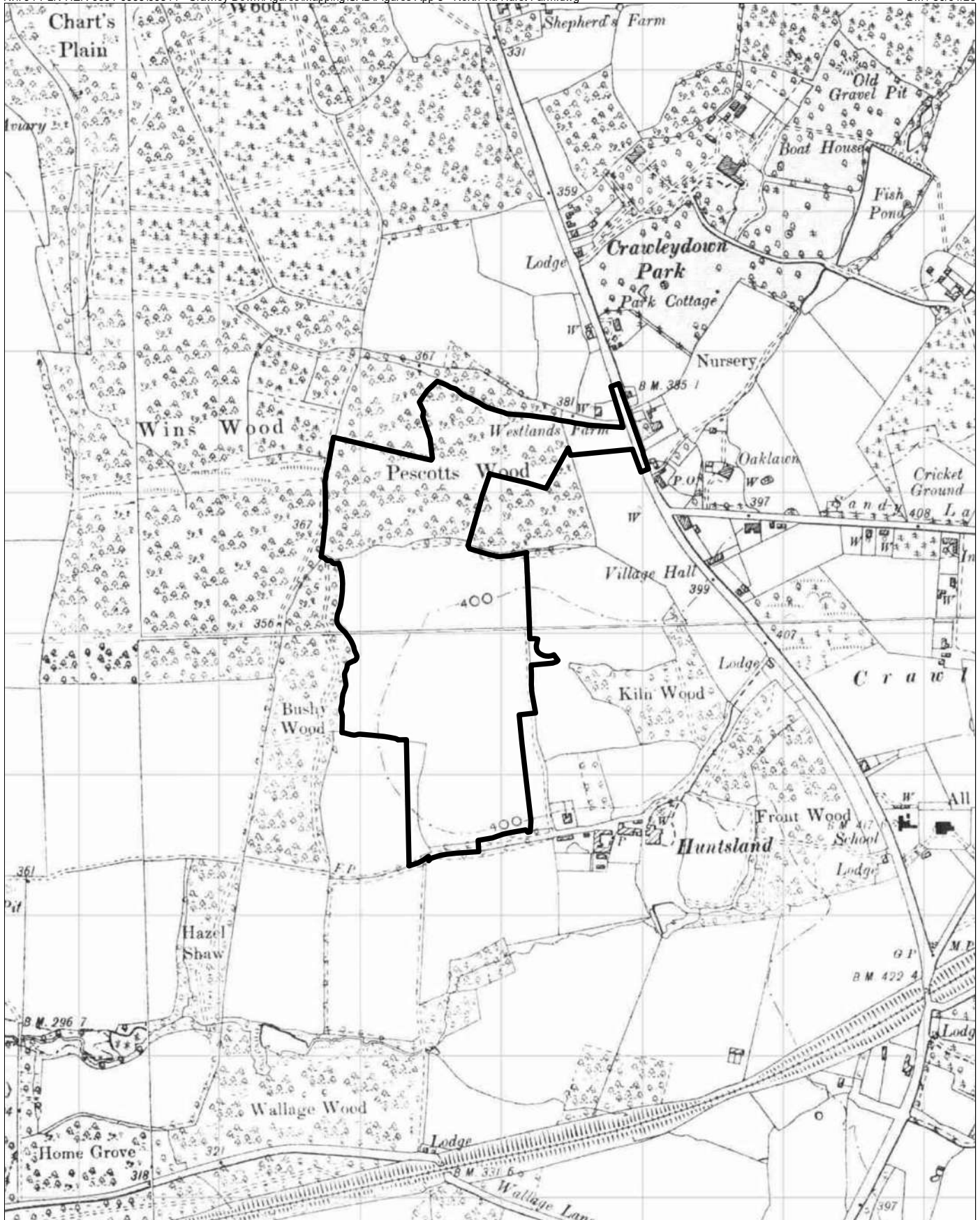


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Figure 7

1874 Ordnance Survey



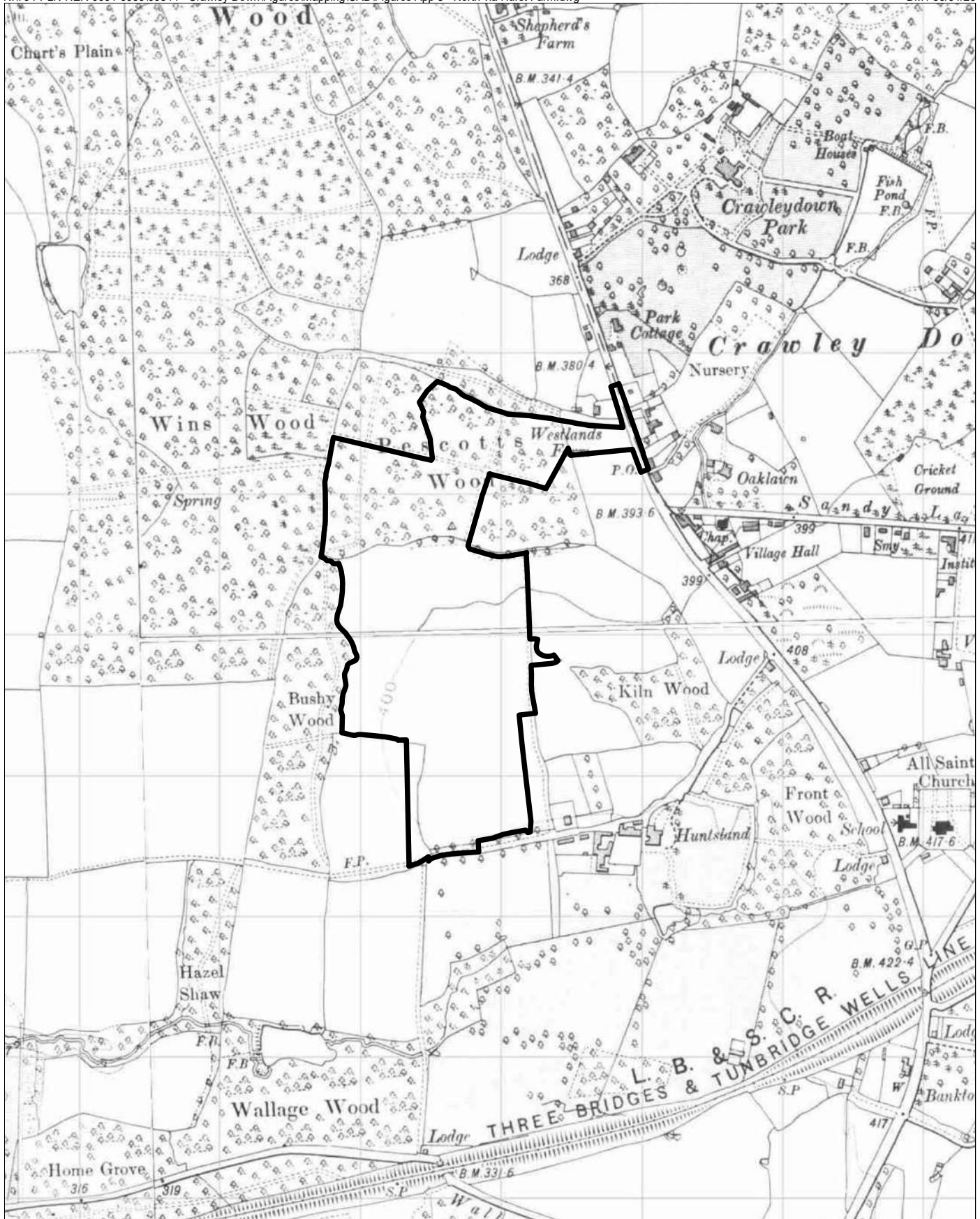
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Figure 8
1895-96 Ordnance Survey



 Site Boundary

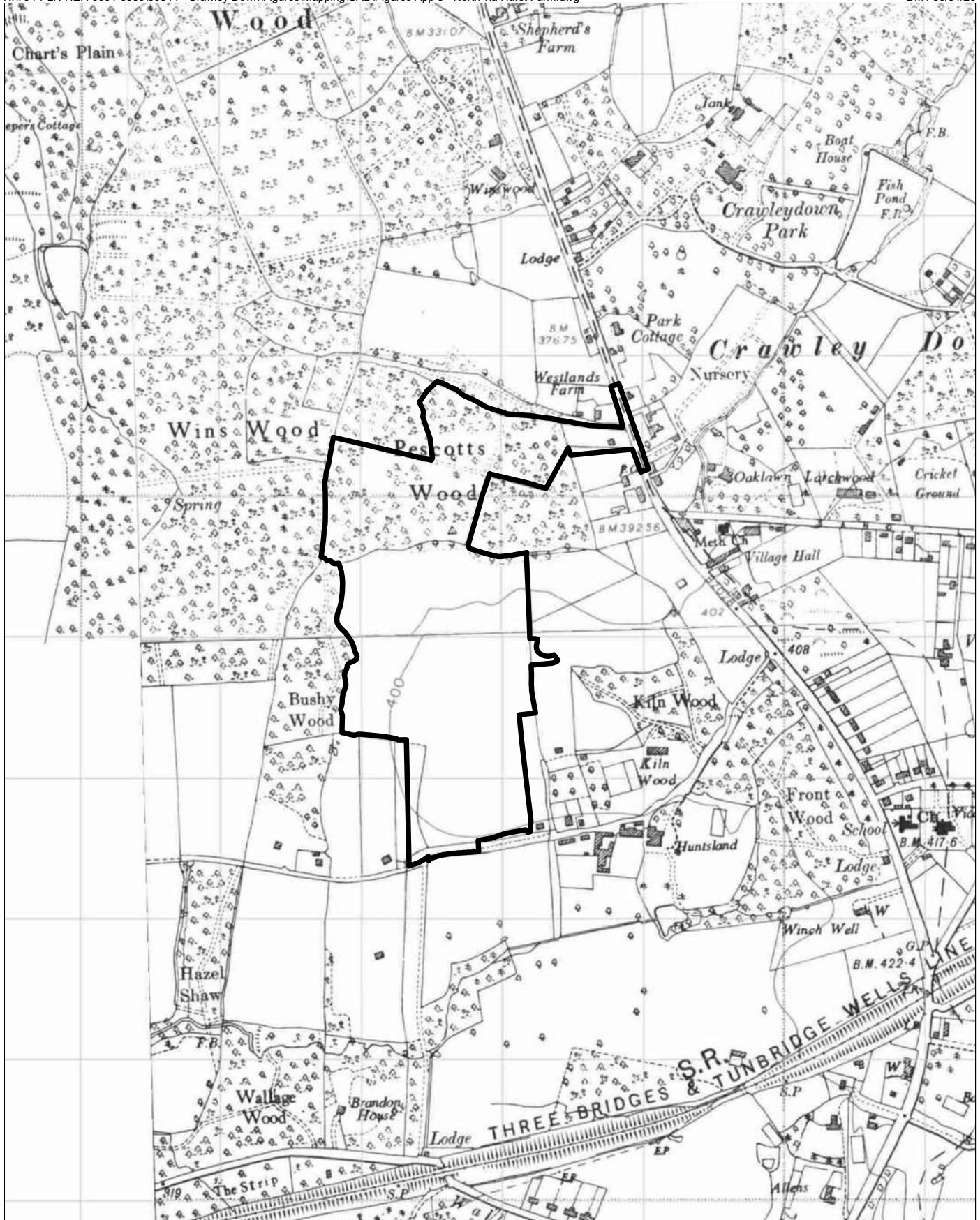


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Figure 9

1909-10 Ordnance Survey



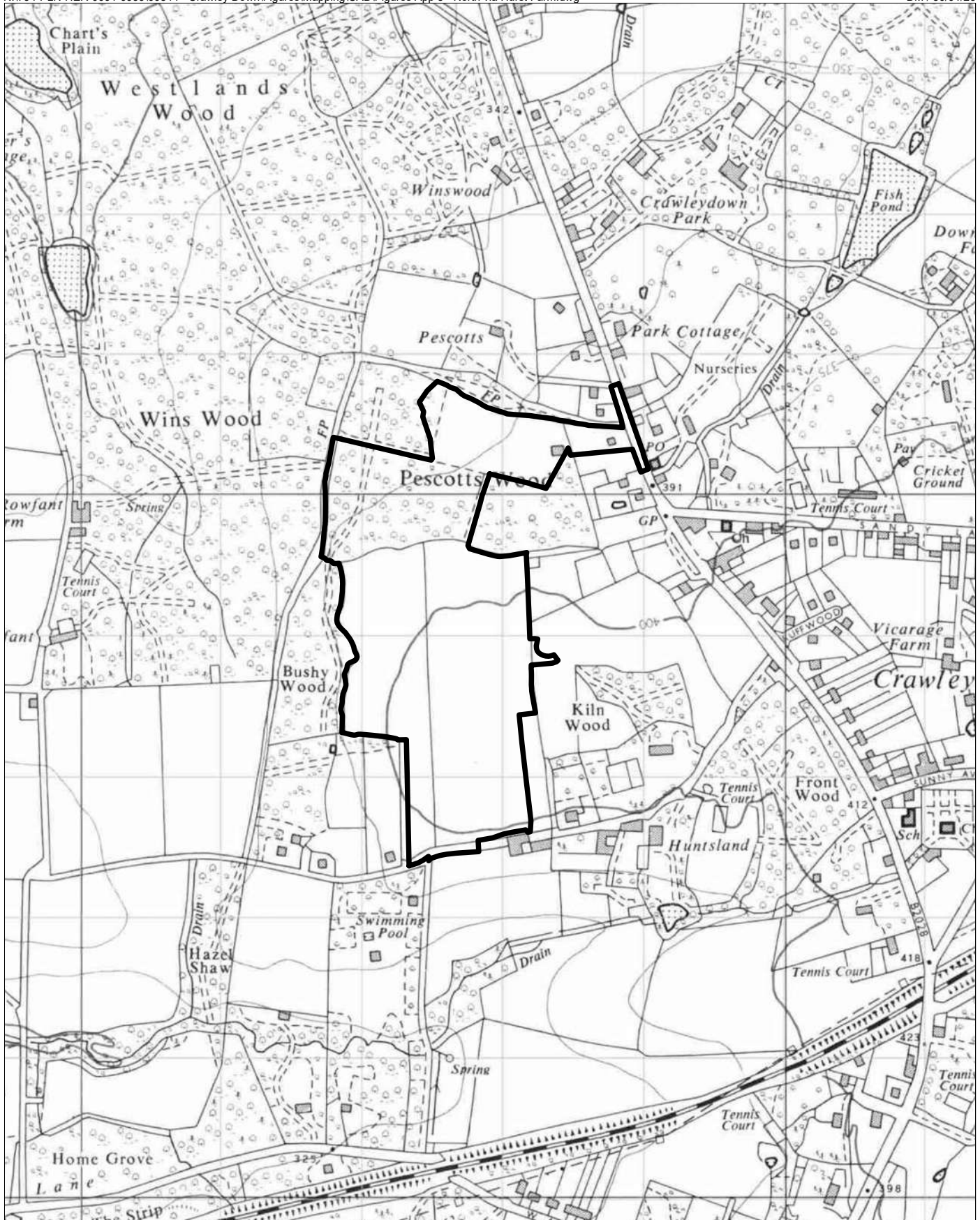
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Scale at A4: 1:7,500



Figure 10
1948 Ordnance Survey



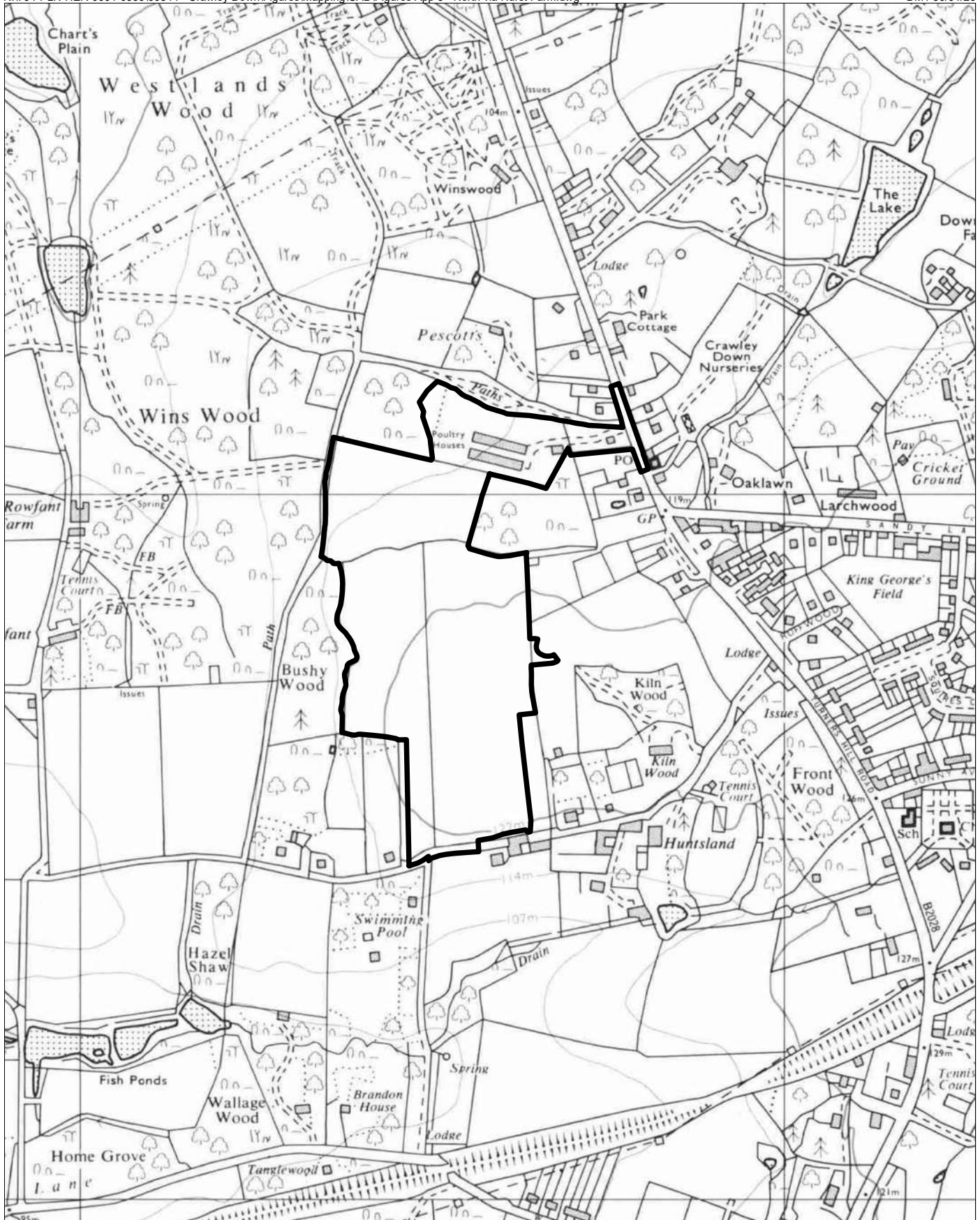
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Figure 11
1963 Ordnance Survey



 Site Boundary

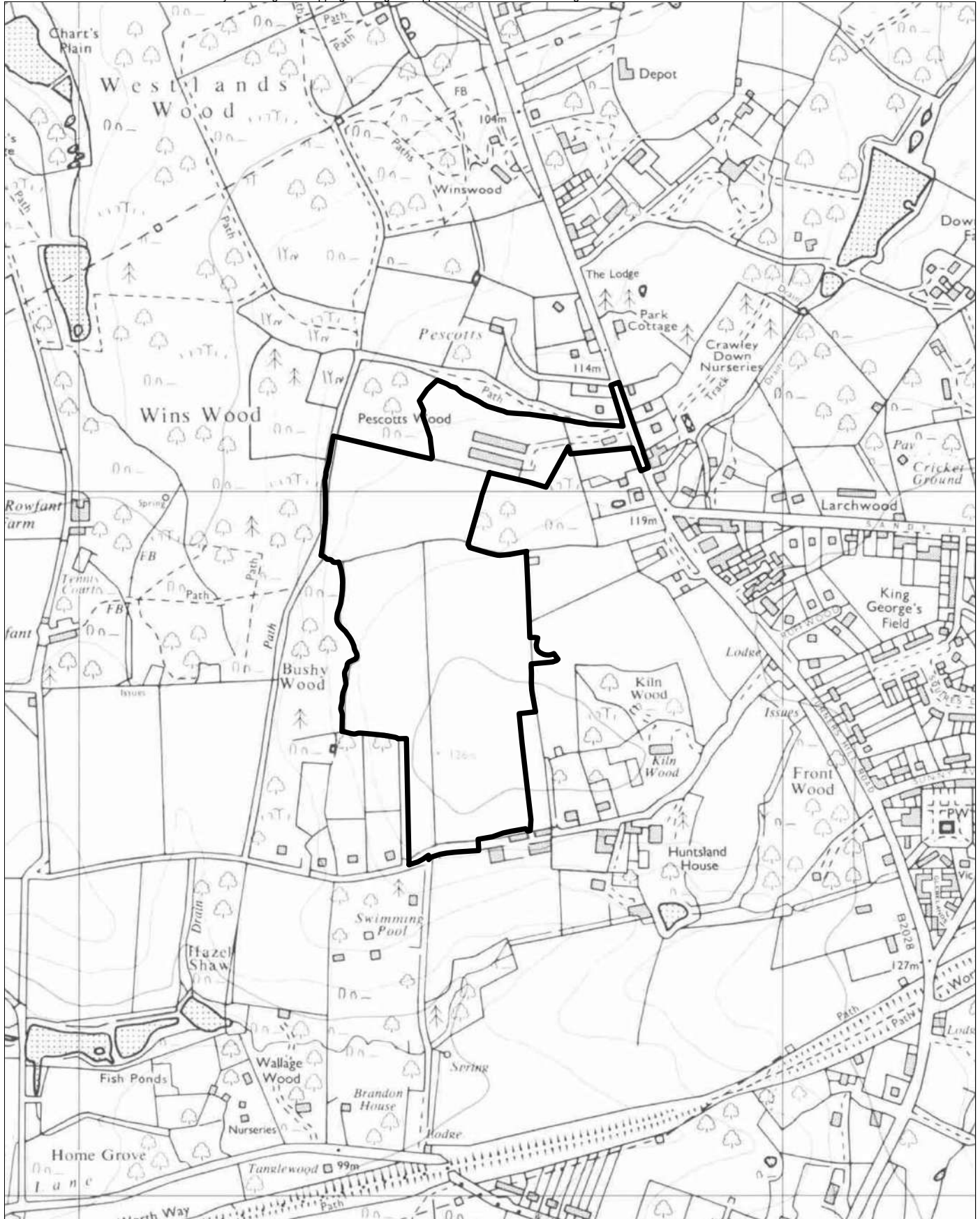


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Scale at A4: 1:7,500



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

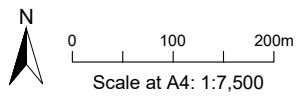


Figure 14

2001 Aerial Photography
(Google Earth)



 Site Boundary



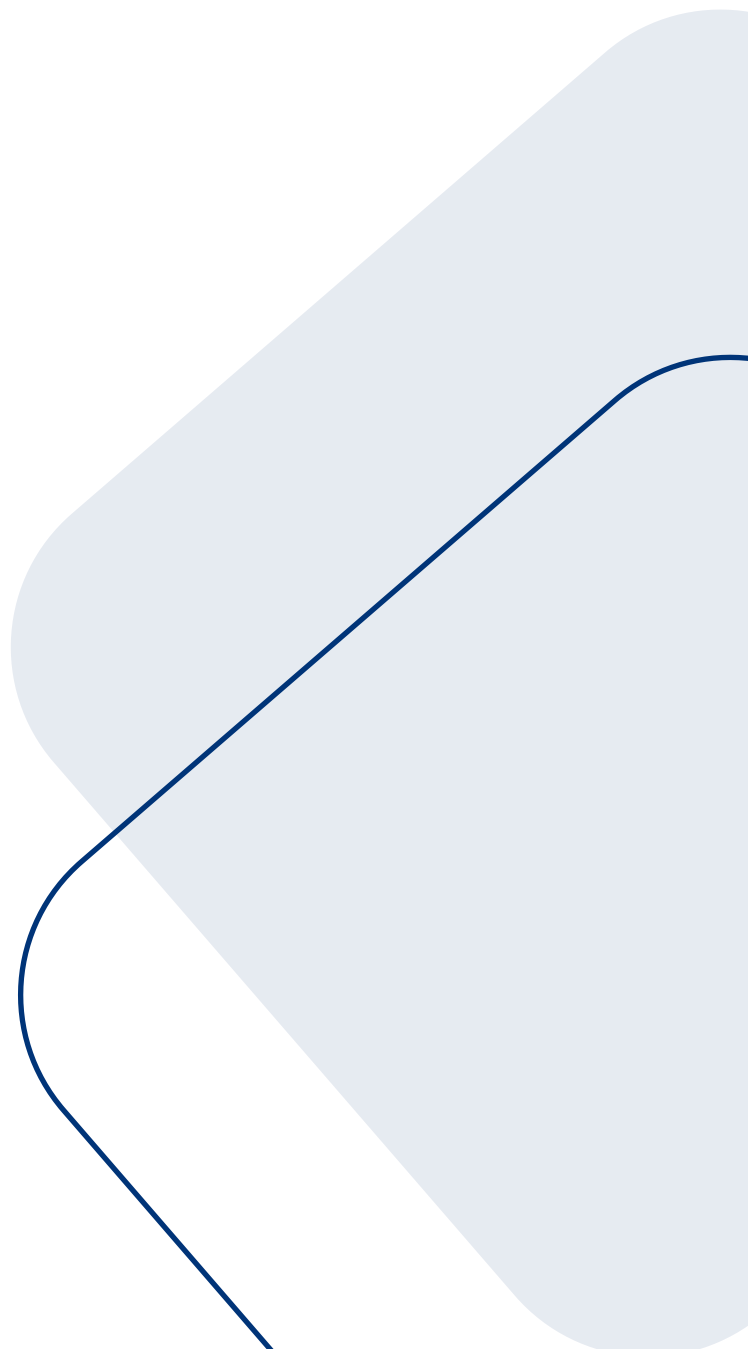
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Scale at A4: 1:7,500



Figure 15

2021 Aerial Photography
(Google Earth)

Plates





Field Plan



Plate 1: Grade II listed Westlands as viewed from the entrance to the PRow



Plate 2: Westlands and proposed Site entrance as viewed from the east pavement of Turners Hill Road



Plate 3: Looking along front boundary hedge of Westlands as viewed from Turners Hill Road. Thick vegetation is visible to south of the former farmhouse; the extant residential development to the south of the southern boundary vegetation is also visible.



Plate 4: Panoramic view from Turners Hill Road providing a complete view of the extant entrance, to north and south, in combination with Westlands and thick boundary vegetation along the current access road. (Image source: SLR Consulting Limited)



Plate 5: General View over Field 1, to north of the Site



Plate 6: View from the southern boundary of Field 1 looking towards Pescotts ancient woodland that bounds the Site to north-east. Westlands is located further north-east and is screened behind separate and additional thick vegetative screening.



Plate 7: General View over the northern part of Field 2



Plate 8: View from the PRow to the south of Field 2. The extant vegetative screening to the field will be retained with the field proposed as green infrastructure, divided by native structure planting. As the prospective walker would be positioned at a lower level than the field (that rises to the north) there would be little appreciation of the proposed development that would be located beyond the ridge of this field.

Appendices





Legend

□ Site Boundary

LiDAR DATA

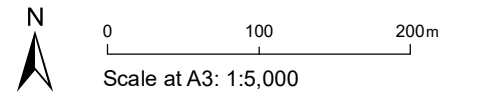
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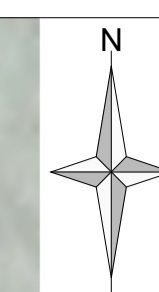
Date Captured:
18/02/2021

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



Appendix A

LiDAR Plot



- Legend:**
- EXISTING PROW
 - PROPOSED CYCLE AND PEDESTRIAN ROUTE
 - EXISTING TREES AND VEGETATION RETAINED
 - PROPOSED DEVELOPMENT PARCELS AND ROADS
 - INDICATIVE LOCATION FOR ALLOTMENTS - IF REQUIRED, EXACT LOCATION AND SIZE TO BE RESOLVED THROUGH RESERVED MATTERS
 - PROPOSED PUMPING STATIONS
 - PROPOSED BAND STAND
 - PROPOSED NATIVE STRUCTURE PLANTING
 - PROPOSED NATIVE HEDGEROW
 - PROPOSED OPEN SPACE TREES
 - PROPOSED AVENUE TREES
 - PROPOSED ORCHARD
 - PROPOSED SWALE
 - PROPOSED ATTENUATION BASIN
 - PROPOSED WET SPECIES RICH GRASSLAND
 - PROPOSED SPECIES RICH GRASSLAND
 - PROPOSED SECONDARY OPEN SPACE PATHS
 - PROPOSED TIMBER DECKING
 - PROPOSED NEAP
 - PROPOSED LEAPs
 - PROPOSED LAPs
 - PROPOSED PLAY ON THE WAY
 - PROPOSED INTERPRETATION BOARDS/ WAYFINDING NODES
 - PROPOSED BENCHES

- Notes:**
1. For outline planning purposes only and not to be relied upon for construction.
 2. Development area taken from "013A Parameter Plans inc. Hurst Farm" CAD by MOSAIC Ltd.
 3. Existing tree retention and removal taken from "SJA TPP WIP nl 26028-041b Hurst Farm Crawley Down" by SJA. Retention and removal of trees is subject to detailed design and confirmation by Arboriculturist
 4. Location and design of play areas and paths within public open space subject to confirmation of proposed levels/gradients and detailed design.
 5. Locations of trees and other planting is indicative only and dependent on location of services and detailed design.
 6. All proposed landscaping is illustrative and will be detailed in accordance with ecologist's recommendations and requirements to maximise Biodiversity Net Gain across the site.

Appendix B:
Illustrative Landscape Masterplan

00	First issue.	12/24	EW	CR	CR
Rev	Amendments	Date	By	Chk	Auth



Drawing Status & Suitability Code
For Planning

Client
Wates Developments Ltd

Project
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm.

Drawing Title
Illustrative Landscape Masterplan

Scale
1:1250 @ A1 SLR Project No. 402.065260.00001

Designed	Drawn	Checked	Authorised
CR	EW	CR	CR
Date	Date	Date	Date
FEB 2026	FEB 2026	FEB 2026	FEB 2026

Drawing Number
CDHF-6 Rev. **00**



Wins Wood

Native planting to reinforce sense of enclosure to western boundary adjacent to public footpath WOR/35W/1

Play along the way

Pescotts Wood

New native planting to reinforce existing boundary vegetation to the south of Grade II Westlands

New native hedgerow to replace existing closeboard fencing to Turner's Hill Road. All works to be carried out by hand, min 1.5m away from existing tree boles and in accordance with arboricultural method statement to ensure soil amelioration and long term viability of existing mature trees

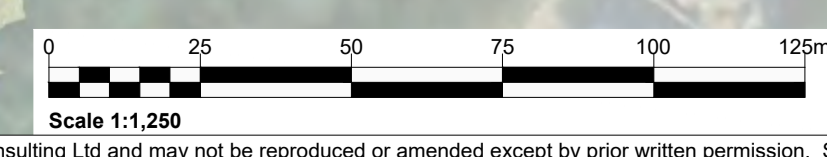
Wychwood Place

Kiln Wood

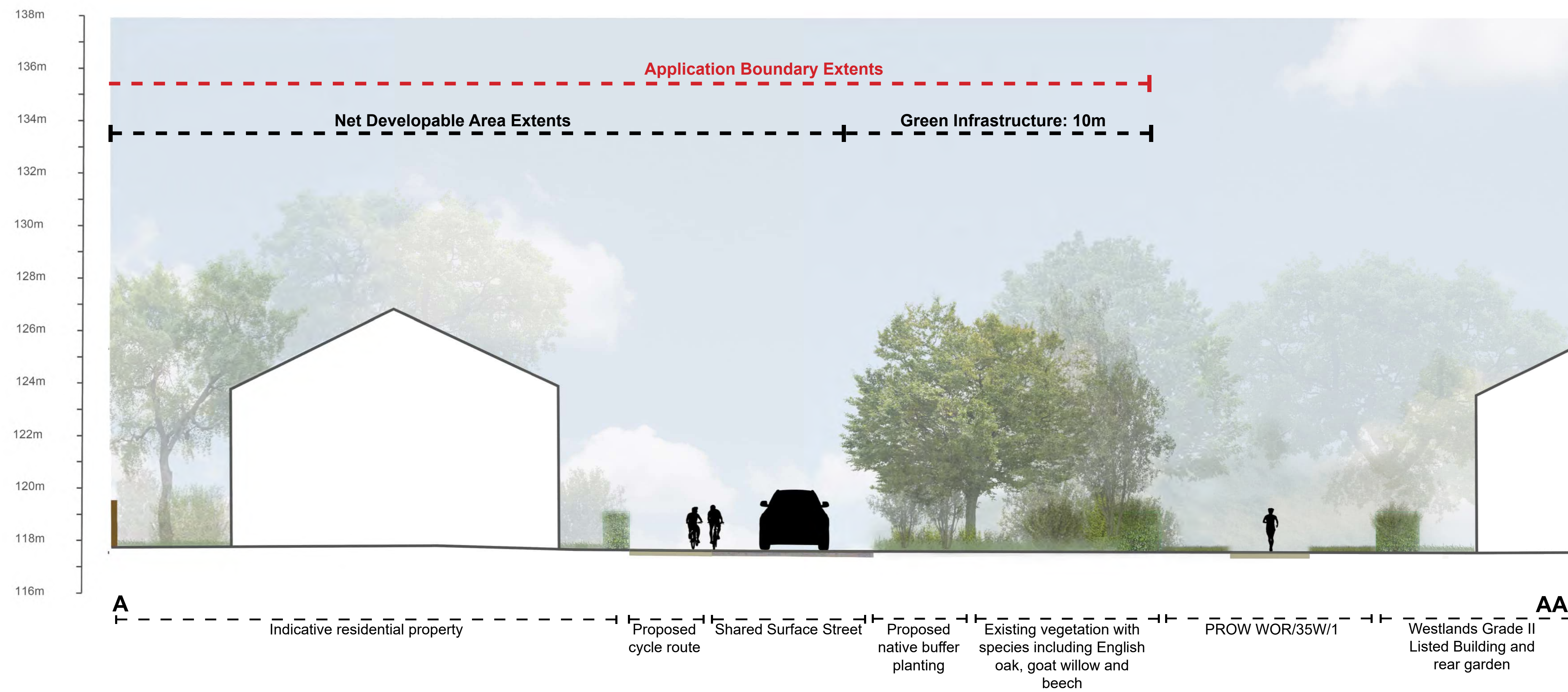
Native planting to north of Huntsland and PRow WOR/33W/1

Approved residential to the south of Huntsland

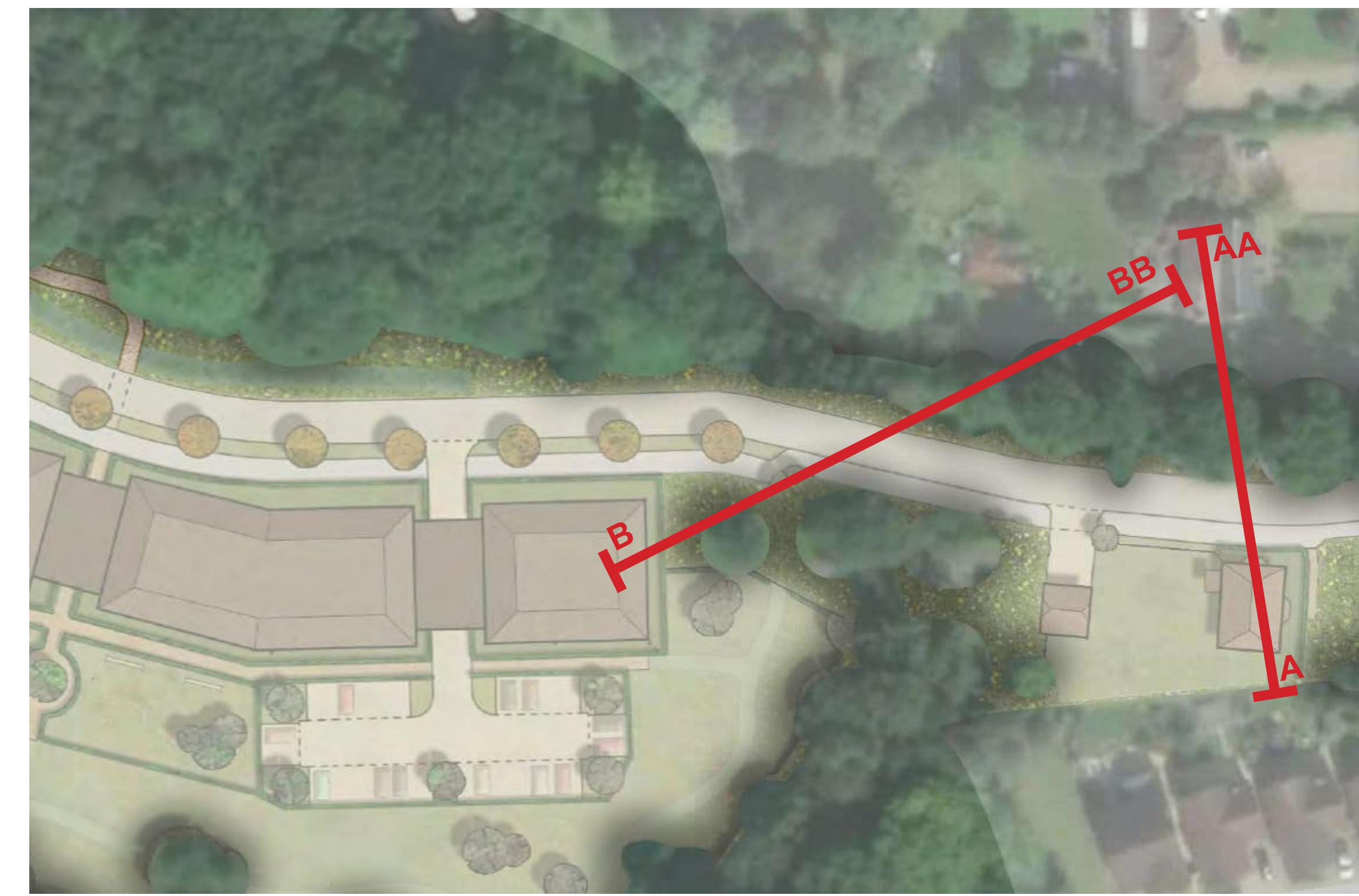
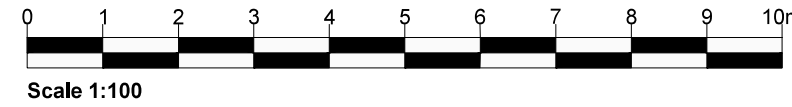
Approved Countryside Open Space to the south of Huntsland



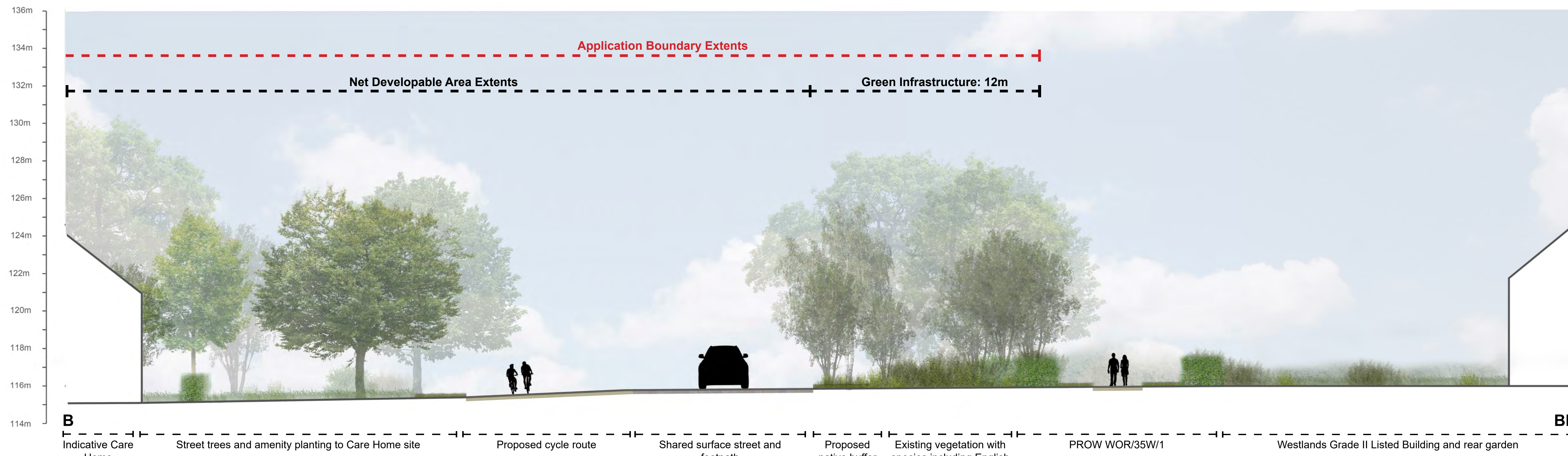
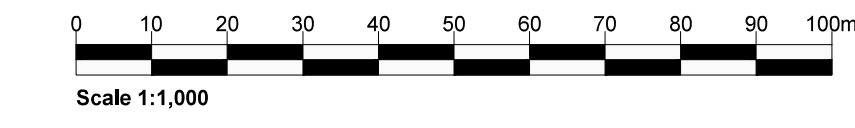
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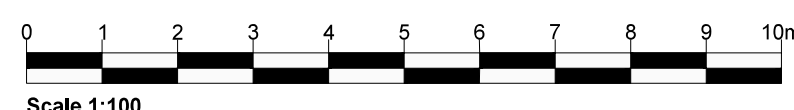
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**KEY PLAN
(1:1000 @A0)**



SECTION B: (1:100 @A0)



- Notes:**
1. All sections are illustrative and for planning only.
 2. Topography information taken from OS license Data and dwg: "1702047 - Crawley Down Combined mosaic".
 3. Existing vegetation information taken from dwg "SJA TCP 22100-014a n1 Crawley Down Phase 3 - mosaic".
 4. Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
 5. Proposed planting details and key plans taken from dwg "CD-1.6 Illustrative Landscape".

01	Changes following client comment.	02/26	EW	CR	CR
00	First Issue.	02/26	EW	CR	CR
Rev	Amendments	Date	By	CHK	Auth



www.slrconsulting.com

For Planning

Client: **Wates Developments Ltd**

Project: **Land to the West of Turners Hill Road - Hurst Farm**

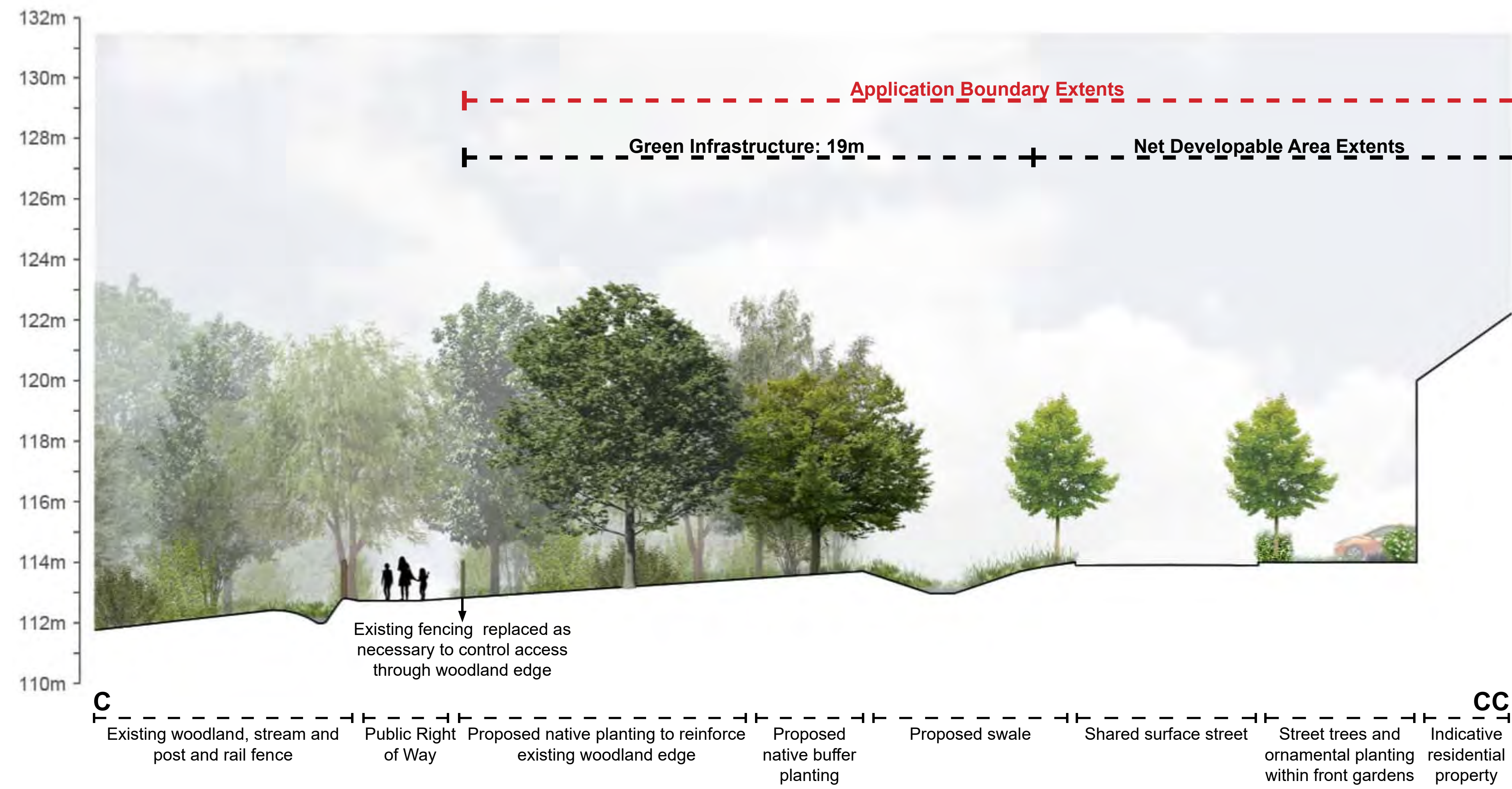
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Scale: **1:100 @ A0 402,052,260,00001**

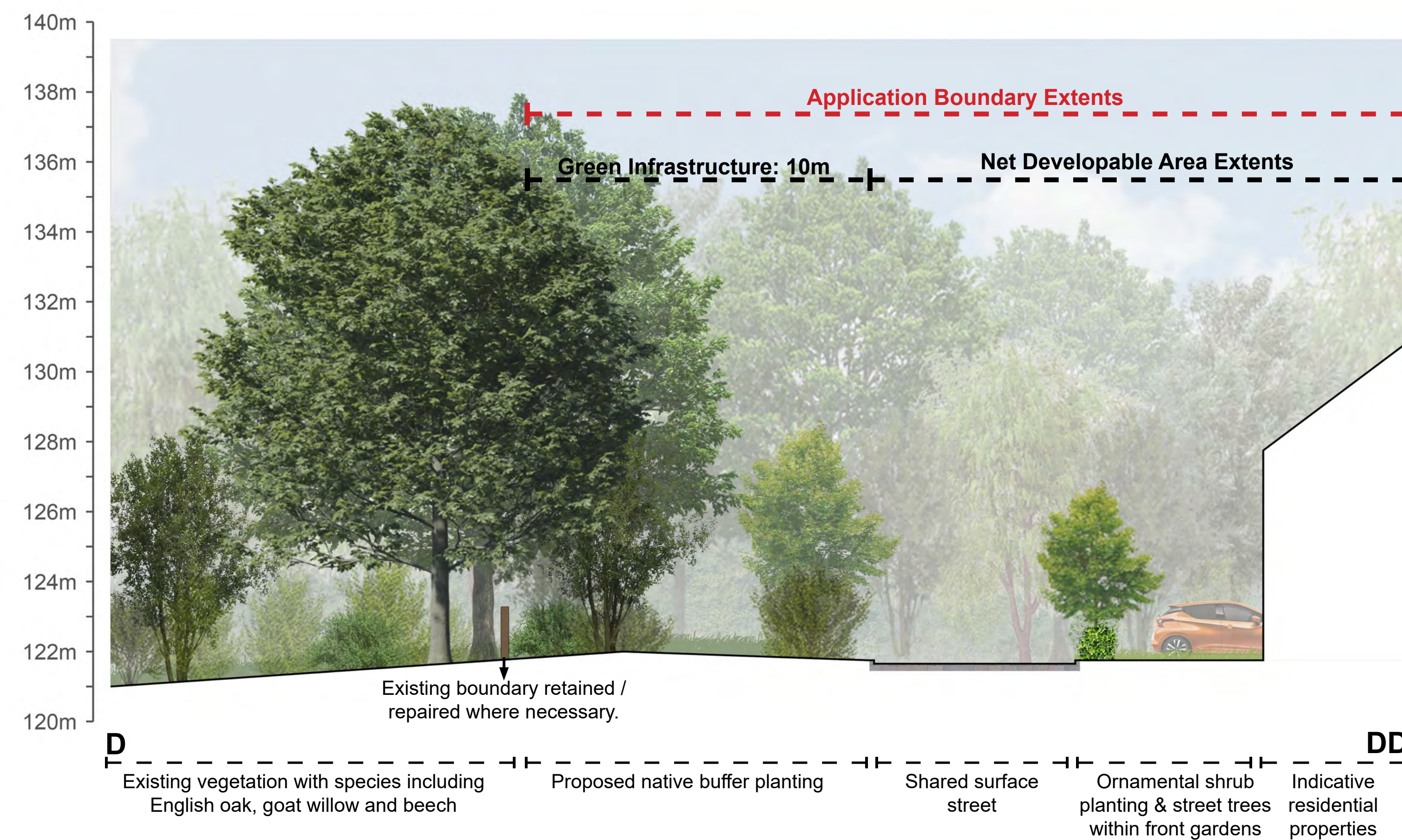
Designed: **JH** Drawn: **JH** Checked: **CR** Authorised: **CR**

Date: **FEB 2026** Date: **FEB 2026** Date: **FEB 2026** Date: **FEB 2026**

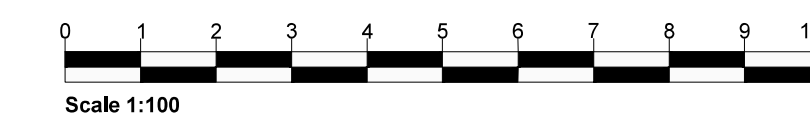
Drawing Number: **CDHF-7** Rev: **01**



SECTION C: RESIDENTIAL TO WINS WOOD AND PUBLIC FOOTPATH WOR/35W/1 (1:100 @A1)



SECTION D: RESIDENTIAL TO NORTH OF SHENLEY (1:100 @A0)



KEY PLAN (1:1000 @A0)

- Notes:**
- All sections are illustrative and for planning only.
 - Topography information taken from OS license Data and dwg: "1702047 - Crawley Down Combined mosaic".
 - Existing vegetation information taken from dwg "SJA TCP 22100-014a n1 Crawley Down Phase 3 - mosaic".
 - Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
 - Proposed planting details and key plans taken from dwg "CD-1.6 Illustrative Landscape".

00	First Issue	02/26	EW	CR	CR
Rev	Amendments	Date	By	CHK	Auth

SLR
www.slrconsulting.com

For Planning

Client: **Wates Developments Ltd**

Project: **Land to the West of Turners Hill Road - Hurst Farm**

Drawing Title: **Illustrative Sections A, B, C & D**

Scale: 1:100	@ A0	402,065260.00001
Designed: JH	Drawn: JH	Checked: CR
Authored: CR		
Date: FEB 2026	Date: FEB 2026	Date: FEB 2026
CDHF-7		01



Appendix D: Hurst Farm Proposed Entrance Illustration

