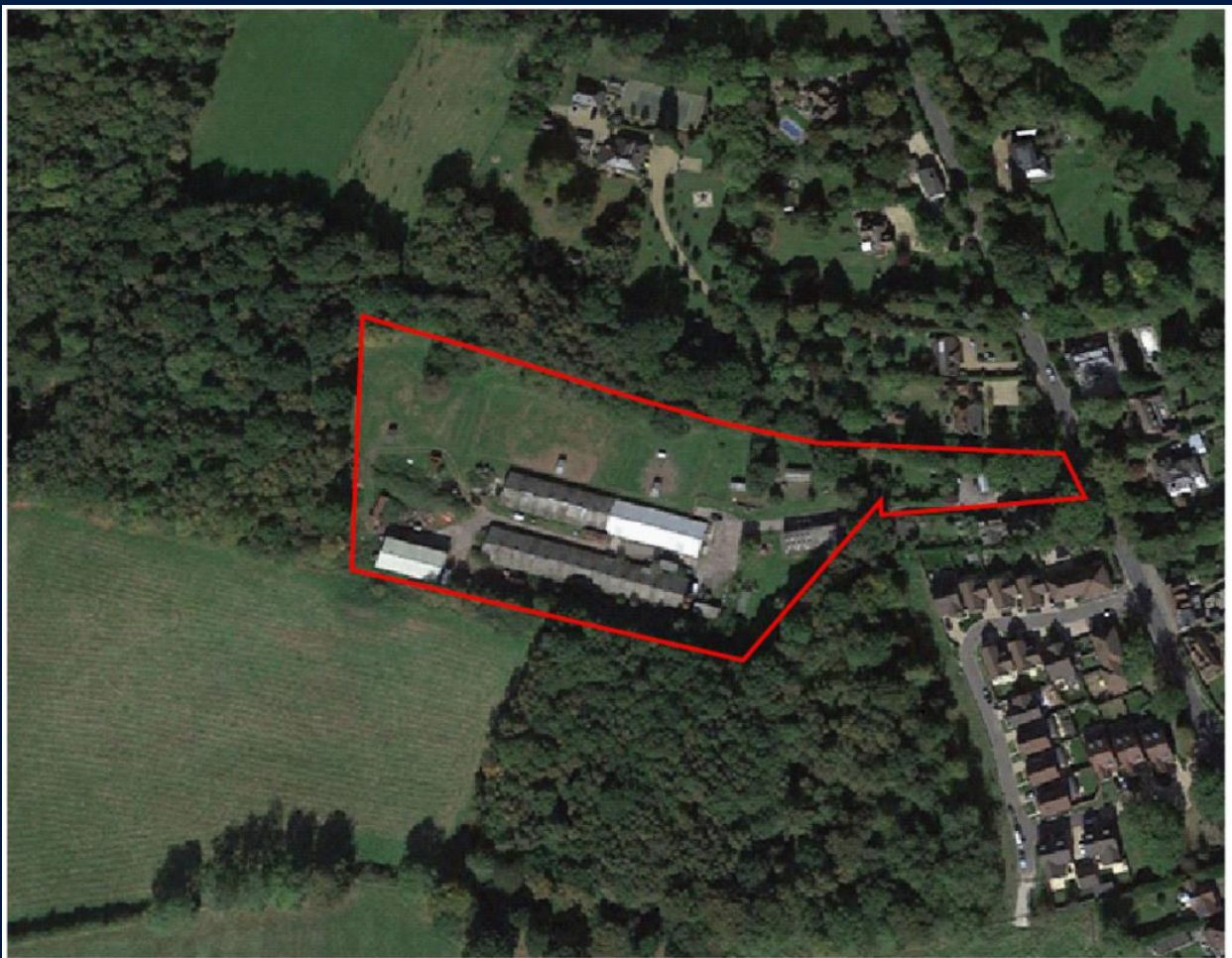


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# Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

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## Heritage Statement



**Project:** Hurst Farm, Turners Hill, Crawley Down, West Sussex

**Client:** Reside Developments Ltd

**Job Number:** 4430002

**File Origin:** Z:\Heritage Team Jobs\West Sussex\Hurst Farm\Crawley Down\Reports

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# Contents

<b>Executive Summary.....</b>	<b>- 7 -</b>
<b>1.0 Introduction.....</b>	<b>- 8 -</b>
1.1 Project Background.....	- 8 -
1.2 Site Description.....	- 8 -
1.3 Soils and Geology.....	- 9 -
1.4 Proposed Development .....	- 9 -
<b>2.0 Archaeological and Historical Baseline .....</b>	<b>- 12 -</b>
2.1 Introduction .....	- 12 -
2.2 Conservation Areas .....	- 12 -
2.3 Scheduled Monuments .....	- 12 -
2.4 Listed Buildings.....	- 12 -
2.5 Registered Battlefields, Parks and Gardens.....	- 13 -
2.6 Archaeological Notification Areas .....	- 13 -
2.7 Previous Archaeological Works .....	- 14 -
2.8 Non-designated heritage assets .....	- 14 -
2.9 Historic Maps .....	- 19 -
<b>3.0 Archaeological Potential.....</b>	<b>- 27 -</b>
3.1 Recorded Heritage Assets .....	- 27 -
3.2 Potential for unrecorded assets .....	- 27 -
<b>4.0 Assessment of Impact.....</b>	<b>- 28 -</b>
4.1 Introduction .....	- 28 -
4.2 Proposed Scheme .....	- 28 -
4.3 Impact to potential archaeological remains .....	- 28 -
4.4 Impact on Designated Heritage Assets .....	- 29 -
4.5 Westlands .....	- 29 -
4.6 Impact .....	- 31 -
<b>5.0 Conclusion .....</b>	<b>- 44 -</b>
<b>6.0 References.....</b>	<b>- 45 -</b>
<b>7.0 Appendix 1: Planning Policy and Guidance .....</b>	<b>- 46 -</b>
7.1 National Planning Policy Framework .....	- 46 -

7.2	Guidance.....	- 48 -
8.0	Appendix 2: Gazetteer of known heritage assets.....	- 54 -

## Figures

<b>Figure 1</b>	Site Location Plan with the Site outlined in red. OS mapping © Crown Copyright. All rights reserved. Licence No. AL100024244 .	- 8 -
<b>Figure 2</b>	Indicative Site Plan .....	- 11 -
<b>Figure 3</b>	Heritage assets recorded within the 1km study area .....	18
<b>Figure 4</b>	1839 - 40 Middle Worth Tithe Map with the Site outlined in red .....	- 19 -
<b>Figure 5</b>	Ordnance Survey Map of 1874 with the Site outlined in red .....	- 20 -
<b>Figure 6</b>	Ordnance Survey Map of 1897 with the Site outlined in red. ....	- 21 -
<b>Figure 7</b>	Ordnance Survey Map of 1910 with the Site outlined in red. ....	- 22 -
<b>Figure 8</b>	Ordnance Survey Map of 1937 with the Site outlined in red. ....	- 23 -
<b>Figure 9</b>	Ordnance Survey Map of 1958 with the Site outlined in red. ....	- 24 -
<b>Figure 10</b>	Ordnance Survey Map of 1974 with the Site outlined in red. ....	- 25 -
<b>Figure 11</b>	Ordnance Survey Map of 1987 with the Site outlined in red .....	- 26 -
<b>Figure 12</b>	Ordnance Survey Map of 1993 with the Site outlined in red .....	- 26 -
<b>Figure 13</b>	Plate Location Plan .....	xlili

## Tables

<b>Table 1</b>	Summary of Listed Building within the wider study area.....	- 13 -
<b>Table 2</b>	Summary of Archaeological Notification Areas within the wider study area .....	- 14 -
<b>Table 3</b>	Summary of non-designated heritage assets of Post-medieval/Modern date recorded in the wider study area....	- 17 -
<b>Table 4</b>	Gazetteer of Know Heritage Assets.....	- 54 -

## Plates

<b>Plate 1</b>	Looking North-west towards Westlands from the B2026.....	- 30 -
<b>Plate 2</b>	Looking west along the public footpath immediately to the south of Westlands (north of the Site) .....	- 33 -
<b>Plate 3</b>	Looking east along the access track at the eastern end of the Site with Hurst Farm to the south.....	- 33 -
<b>Plate 4</b>	Looking north-west across the eastern end of the access track with Westlands behind the boundary trees .....	- 34 -
<b>Plate 5</b>	Looking north-east in the direction of Westlands (behind the trees) from approximately the nearest position of proposed new housing to the Listed Building .....	- 34 -
<b>Plate 6</b>	Looking north-west across the northern end of the Site from the main block of east/west chicken sheds .....	- 35 -
<b>Plate 7</b>	Looking north-east in the direction of Westlands from the western end of the main block of chicken sheds.....	- 35 -
<b>Plate 8</b>	Looking north across the northern end of the Site.....	- 36 -
<b>Plate 9</b>	Looking south along the north western-end of the Site .....	- 36 -
<b>Plate 10</b>	Looking south across the south-western end of the Site .....	- 37 -
<b>Plate 11</b>	Looking east across the southern end of the Site .....	- 37 -
<b>Plate 12</b>	Looking east across the southern side of the Site.....	- 38 -
<b>Plate 13</b>	Looking west across the southern end of the Site .....	- 38 -
<b>Plate 14</b>	Looking west along the public footpath from the rear of Westlands towards the Site in summer .....	- 39 -
<b>Plate 15</b>	Looking west along the public footpath from the rear of Westlands towards the Site in winter .....	- 39 -
<b>Plate 16</b>	Looking east along the public footpath to the rear of Westlands .....	- 40 -



<b>Plate 17</b> Looking west along the public footpath at the south facing elevation of Westlands .....	- 40 -
<b>Plate 18</b> Looking south from the footpath towards the Site out of sight of Westlands to the east (farm buildings glimpsed through trees) .....	- 41 -
<b>Plate 19</b> Looking south from the footpath with farm buildings glimpsed through trees .....	- 41 -
<b>Plate 20</b> Looking south from the footpath towards the southern end of the Site with glimpsed view of farm buildings through the trees.....	- 42 -
<b>Plate 21</b> Looking south from the footpath towards the Site with glimpsed views of the farm buildings through trees.....	- 42 -

Abbreviations and Conventions used in the text		Periods referred to in the text	
aOD	above Ordnance Datum	Palaeolithic	900,000 to 10,000 BC
BGS	British Geological Survey	Mesolithic	10,000 to 4000 BC
c.	circa	Neolithic	4000 to 2200 BC
CA	Conservation Area	Bronze Age	2200 to 800 BC
ha	hectares	Iron Age	800 BC to AD 43
HA	Heritage Asset	Romano-British	AD 43 to 410
HE	Historic England	Anglo-Saxon	410 to 1066
HER	Historic Environment Record	Medieval	1066 to 1540
km	kilometres	Post-medieval	1540 to 1699
LB	Listed Building	18th century	1700 to 1799
LPA	Local Planning Authority	19th century	1800 to 1899
m	metres	20th century/Modern	1900 to present
NHLE	National Heritage List for England		
NPPG	National Planning Practice Guidance		
NPPF	National Planning Policy Framework		
OS	Ordnance Survey		
RP&G	Registered Park and Garden		
SM	Scheduled Monument		

### Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

### Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; (Department for Communities and Local Government), and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

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## Executive Summary

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*Savills Heritage Planning has been commissioned by Reside Developments to carry out a Heritage Statement (HS) in advance of a proposed development on land at Hurst Farm, Crawley Down, West Sussex. The main aim of the HS is to provide relevant and proportionate information with regard to the heritage constraints and impact that may influence development. The application for the proposed development is to construct 45 new dwellings within the Site.*

*This Heritage Statement has shown that there are no known heritage assets within the Site boundary and the potential for encountering any heritage assets, of any date, during groundworks associated with the proposed development has been assessed as **Negligible to Low**.*

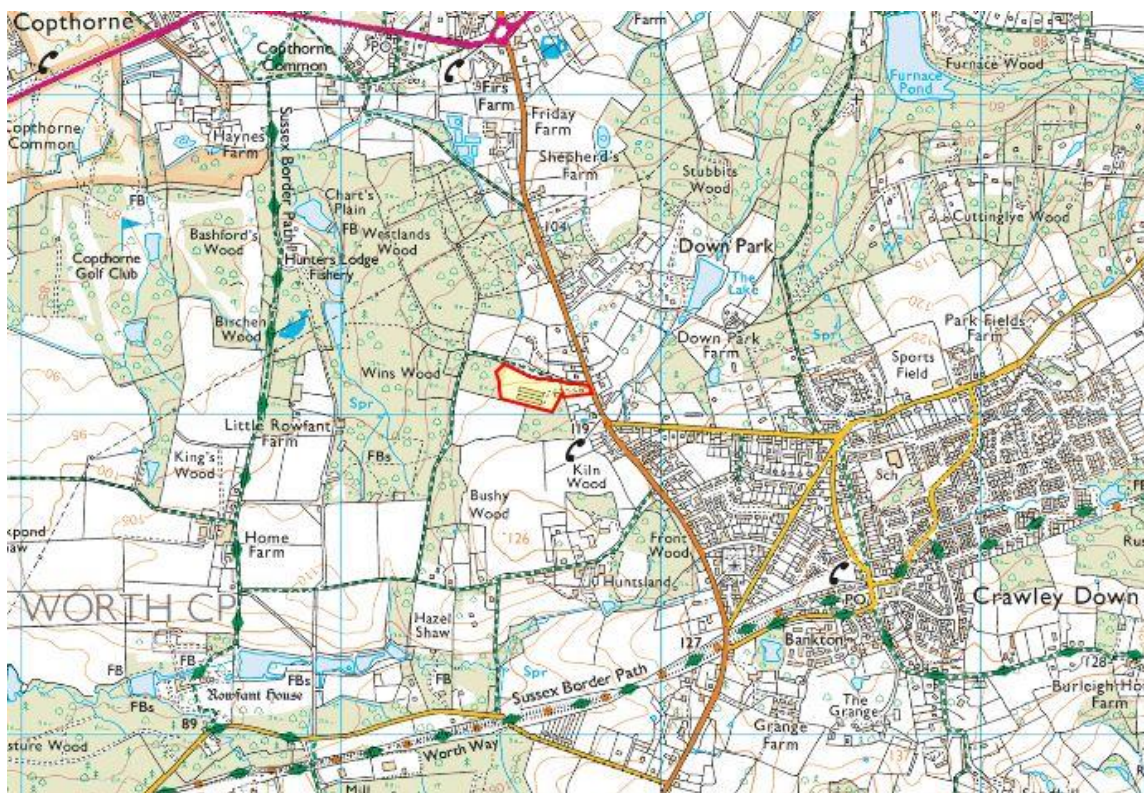
*The proposals would have a Imperceptible impact on the setting of Westlands. The impact to the significance of Westlands caused by changes to its setting would constitute a negligible degree of harm at the lowest end of **less than substantial harm** as defined by the NPPF, with the proposals seeking to mitigate any harm through detailed design and the public benefits the scheme will bring.*

*This Heritage Statement meets the requirements of the NPPF and provides sufficient and proportionate information in regards to heritage considerations relating to the proposal, as currently known.*

## 1.0 Introduction

### 1.1 Project Background

- 1.1.1 This Heritage Statement has been researched and prepared by Savills Heritage Planning on behalf of Reside Developments Ltd (hereafter 'the Client') to provide relevant and proportionate information with regard to the heritage constraints and impact that may influence demolition of existing buildings and the erection of 45 new dwellings on land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex (hereafter 'the Site').



**Figure 1** Site Location Plan with the Site outlined in red. OS mapping © Crown Copyright. All rights reserved. Licence No. AL100024244 .

### 1.2 Site Description

- 1.2.1 The Site lies at the north-western fringe of the settlement of Crawley Down (Centred on NGR TQ 33544 38089). It is located to the west of the busy B2028 Turners Hill Road and consists of a farm shop set within a barn, and other barns, outbuildings, chicken sheds and small-scale fields, some

containing chicken runs and houses. The Site is served by an entrance track that passes two detached single storey residential properties. The adjacent property to the north – Westlands – is a Grade II Listed house and other detached properties are threaded along the B2028. There are two infill residential developments to the south of the Site accessed from the B2028. To the west and southeast are areas of Woodland known as Pescotts Wood that include a number of blocks of scheduled ancient woodland. The Site is largely enclosed by woodland, with further mature deciduous woodland to the north extending along the entire length of Hurst Farm. Within this is Public Footpath running east to west. This path turns and continues south approximately 100m west of the Site boundary. There is an existing recent infill development to the east of the Site. The area to the west of the B2028 road comprises woodland, threaded with small waterways and ponds, and scattered detached properties and farmsteads. To the northwest is the settlement of Copthorne and the agricultural landscape and woodlands to the north and east are blended with detached residential properties and individual and clusters of residential dwellings and infill developments.

- 1.2.2 The Site comprises of a collection of non-descript traditional agricultural barns used for storage, and to contain the Farm Shop. Two low level chicken sheds extend east to west behind these barns, and other two-story barns and smaller single-story outbuildings are interspersed throughout the Site. To the north is an area of pasture, the western end of which contains runs and accommodation for chickens and geese. Other agricultural paraphernalia is interspersed around the Site including derelict buildings, machinery, vehicles and spoil. The Site is contained to the north east and south by estate style fencing in a mixed condition. The boundary at the western end of the Site is undefined, merging into Pescotts Wood. The Site boundary encloses an area of c. 2.2ha.

### 1.3 **Soils and Geology**

- 1.3.1 The predominant soil type identified in the vicinity of the proposed development comprises slightly acid loamy and clayey soils with impeded drainage ([magic.defra.gov.uk](http://magic.defra.gov.uk)). The underlying geology is Upper Tnbridge Sand – sandstone and siltstone interbedded ([bgs.ac.uk](http://bgs.ac.uk)).

### 1.4 **Proposed Development**

- 1.4.1 The proposed residential Site layout and outline landscape proposals are shown on **Figure 2**. The



proposals are for the construction of up to 45 new dwellings and associated landscape, car access and parking, footways and pedestrian routes and dedicated areas for refuse. The main area of proposed development lies in the central part of the Site.



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## 2.0 Archaeological and Historical Baseline

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### 2.1 Introduction

2.1.1 The following section provides a detailed account of the archaeological and historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

2.1.2 Baseline conditions were established through consideration of all recorded heritage assets within a 1km Study Area buffered from the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

- National heritage datasets including The National Heritage List for England (NHLE), Historic England Archive (HEA), Images of England, PastScape, NMR Excavation Index, Portable Antiquities Scheme (PAS), Multi-Agency Geographic Information for the Countryside (MAGIC), [www.britainfromabove.org.uk](http://www.britainfromabove.org.uk), and Google Earth;
- Grey literature reports;
- West Sussex Record Office;
- The West Sussex Historic Environment Record (HER); and
- Historic manuscripts and maps.

### 2.2 Conservation Areas

2.2.1 There are no Conservation Areas within the Site or the wider study area.

### 2.3 Scheduled Monuments

2.3.1 There are no Scheduled Monuments recorded within the Site or the wider study area. The nearest Scheduled Monument is Warren Furnace (NHLE Ref. 10005815) c. 1.5km to the north-east of the Site.

### 2.4 Listed Buildings

2.4.1 There are no Listed Buildings within the Site and twelve Grade II Listed Buildings within the wider study area. The nearest Listed Building is Westlands (NHLE Ref. 1284416) which lies c. 10m to the north of the eastern end of the northern Site boundary, c. 75m to the east of proposed new

build. The twelve Listed Buildings are summarised in Table 1 below:

NHLE Ref:	Grade	Description	Heritage Importance	Distance & Direction from Site
1284416	II	Westlands	Medium	c. 10m North
1025533	II	East Cottage Farthings	Medium	c. 465m East-south-east
1025539	II	The Firs	Medium	c. 980m North
1025540	II	Chelsea Cottage	Medium	c. 280m North
1039935	II	Barn to East of Poplars Place	Medium	c. 900m North
1182679	II	Poplars Place	Medium	c. 900m North
1182619	II	Leigh Wood	Medium	c. 700m East-south-east
1182671	II	Lemon Meadow Yew Tree Cottage	Medium	c. 950m South-east
1284412	II	Shepherd's Farmhouse	Medium	c. 615m North
1354911	II	Granary to the South of Poplars Place	Medium	c. 900m North
1372077	II	Large Barn to South West of Poplars Place	Medium	c. 900m North
1393329	II	Heatherwood South and Heatherwood West (Formerly Oaklawn)	Medium	c. 125m East

**Table 1** Summary of Listed Building within the wider study area

## 2.5 Registered Battlefields, Parks and Gardens

- 2.5.1 There are no Registered Battlefields, Parks and Gardens, or World Heritage Sites within the Site boundary or the wider study area.

## 2.6 Archaeological Notification Areas

- 2.6.1 There are two Archaeological Notification Areas within the wider study area. These are summarised in Table 2 below:

Desig UID	Grade	Description	Distance & Direction from Site
DWS 9083	Amber	<p>Huntsland Farm Medieval to Post-Medieval Historic Farmstead, Worth:</p> <p>Huntsland Farm, Worth, 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.</p> <p>Huntsland is a 19<sup>th</sup> century U-Plan regular courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is in an isolated location and is extant (no apparent alteration).</p>	c. 500m south
DWS 9087	Amber	<p>Westlands Farm Medieval to Post-Medieval Historic Farmstead, Worth:</p> <p>Westlands Farm is a Medieval-Post-Medieval farm complex as recorded on Historic mapping and Historic Landscape Characterisation. The Farmhouse dates to the C16 or earlier.</p>	c. 10m north

Desig UID	Grade	Description	Distance & Direction from Site
		Westlands Farm, Worth, 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. Westlands Farm is a 19th century single farmstead. It is in an isolated location and is extant (no apparent alteration).	

**Table 2** Summary of Archaeological Notification Areas within the wider study area

(These areas are purely for identifying where there is a likelihood of archaeological work being necessary. Please be advised that these areas are part of an alert system to local planning authorities which are based on known archaeological finds/historic assets. They should not be taken as comprehensive or an exhaustive analysis of areas of archaeological potential where field work and research have not hitherto been undertaken)

## 2.7 Previous Archaeological Works

- 2.7.1 There are no recorded programmes of archaeological works within the Site and seven recorded within the wider study area. Where relevant these works are detailed in Section 2.8 below.

## 2.8 Non-designated heritage assets

### Prehistoric (900,000 BC – AD43)

- 2.8.1 There are no heritage assets of Prehistoric date recorded within the Site or the wider study area.
- 2.8.2 Prehistoric activity within the Weald is 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. A small amount Mesolithic activity is known from the Weald and this reflects activities associated with resource exploitation, often on a seasonal basis, and mainly comprises evidence for hunter gathering activity. Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures suggesting some level of control of this industry.

### Romano-British (AD 43 – AD 410)

- 2.8.3 There are no heritage assets of Romano-British date recorded within the Site or the wider study area. Few settlement sites have been found in the Weald (Rudling 1999), although some sites



such as villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known from the less bleak periphery (Gardiner 1990).

#### **Anglo-Saxon (early medieval period – AD 410 – AD 1066)**

- 2.8.4 No heritage assets of Anglo-Saxon date are recorded within the Site or the wider study area.
- 2.84 During the Anglo-Saxon period, the Weald was largely covered by the great forest of *Andredeswald*, within which the Site was located. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. Many settlements in the area originated as outlying forest pasture of manors situated on the more fertile soils. Many of the north-south aligned roads, tracks and footpaths in the region originated at this time as droveways.
- 2.8.5 The Site lies within the parish of Worth, an Anglo-Saxon estate whose name means ‘enclosure’ – in reference to the defended estate centre near the present village – and by extension ‘high status’ or ‘important’ (as in the modern ‘worthy’). Under King Edward the Confessor it was part of Reigate Hundred, and tenanted by Oswol; by 1086 it was held by Siward, presumably an Anglo-Saxon noble ‘survivor’ of the Conquest, from the Norman Richard de Tonbridge. Additional land was also held here 1086 by a Norman lord named Ralph from the Count of Mortain (Salzman 1940; Williams and Martin 2002, 52).

#### **Medieval (AD 1066 – AD 1485)**

- 2.8.6 No heritage assets of medieval date are recorded within the Site or the wider study area.
- 2.8.7 The name Crawley Down is first attested in written records in 1272/4, when the Hundred Roll compiled for Edward I records that the ‘King’s Street’ at *Crauledun* had been encroached upon by Maurice de Hewekene (Salzman 1942-3). This entry indicates that Crawley Down, occupying a higher ridge of land, was utilised as a highway, although perhaps not frequently enough to prevent boundary disputes. This trackway remained important throughout the medieval and later centuries. In 1724, Richard Budgen recommended it as a reasonably good route on his map of Sussex, avoiding by virtue of its height the mworst of the Wealden clay (Margary 1946; Margary 1971). The whole of the Site itself is likely to have been woodland at this time, which will have left

little or no archaeological trace.

### Post-medieval & Modern (AD1540 – Present)

2.8.8 The late 16<sup>th</sup> century saw the enclosure of Worth Forest and the area was divided up between thirty-five farms (Brandon 1974, 162). Many of the nearby farms originate from this time, including Westlands, and the house at Yew Tree Cottage /Lemon Meadow. Ownership at this time was split between the Earls of Derby and Arundel (Salzman 1940, 195), and the process reflects the changing views of the aristocracy regarding economic and financial affairs, views often quite different from those of their medieval predecessors. The greatest impact to the later history of the Weald, however, was not agricultural but industrial as the area experienced the rapid growth of a major iron-working industry, dwarfing any of the earlier extractive phases (Brooks 2015). Although there is no direct evidence for iron-working within the Study Area, industrial exploitation is represented by a brickfield behind Bowers Place (MWS4931), c. 990m south-east from the Site.

Twelve heritage assets of Post-medieval and Modern date are recorded in the wider study area; in addition to the twelve Listed Buildings summarised in Table 1 above. These are summarised in Table 2 below:

HER Ref:	Description	Distance & Direction from Site
MWS992	All Saints Church is the parish church of Crawley Down, Worth	c. 700m South-east
MWS4931	Brickfield behind Bowers Place	c. 990m south-east
MWS5472	The Three Bridges to East Grinstead railway was a branch line running from Three Bridges to the East Grinstead High Level station.	c. 900m south
MWS7179	Anti-Aircraft - The Kentish Gun Belt - Huntsland	c. 700m south-east
MWS9071	War Memorial, Crawley Down	c. 770m east-south-east
MWS10062	Down Park Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 525m north-east
MWS11821	Huntsland, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 500m south
MWS12864	Site of Outfarm East of Down Park Farm, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 860m east-north-east
MWS13030	Site of Outfarm North East of The Haven, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 955m east
MWS13126	Site of Outfarm South East of Huntsland, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 850m south

HER Ref:	Description	Distance & Direction from Site
MWS13470	Rowfant Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 990m south-west
MWS13693	Sunnyhill Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 700m east-south-east

**Table 3** Summary of non-designated heritage assets of Post-medieval/Modern date recorded in the wider study area

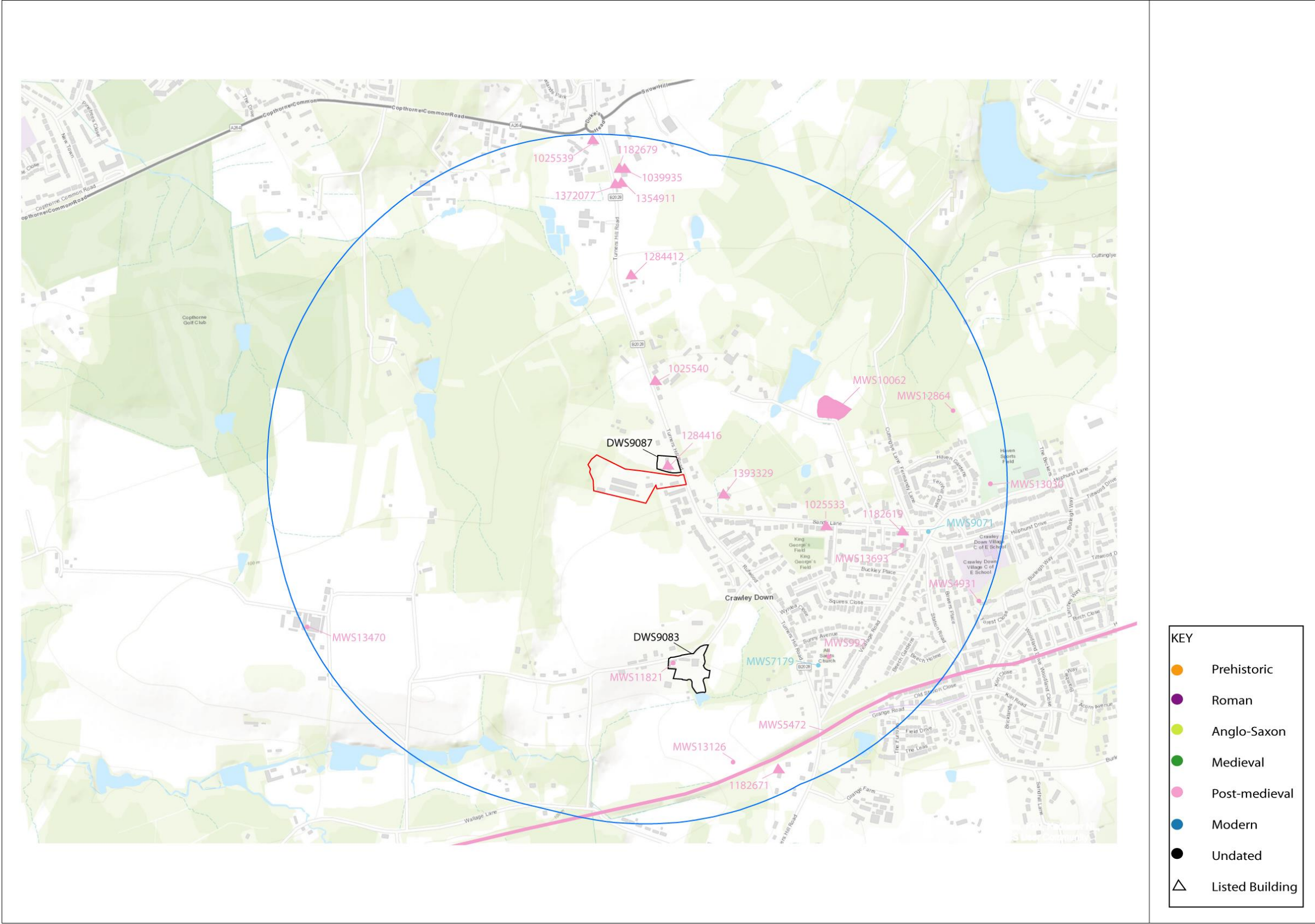


Figure 3 Heritage assets recorded within the 1km study area



## 2.9 Historic Maps

- 2.9.1 The earliest available maps, by Saxton in 1575 and Norden in 1595, do not show the area in great detail or accuracy (not illustrated). Worth Forest is shown as a large unit of enclosed woodland, presumably incorporating what is now Pescott's Wood.
- 2.9.2 The first map to show the Site in any appreciable detail is the Middle Worth Tithe Map of 1839-40 (**Figure 4**) which shows the Site divided into three separate plots of land (421, 422, and 423). The majority of the Site lies within Plot 421 which is recorded on the accompanying apportionment as woodland, owned and occupied by Fredrick Walker, Plot 422 is recorded on the apportionment as meadow and the far eastern end of the Site was occupied by the garden of a cottage recorded in Plot 423 immediately to the south of the Site. Within the wider landscape the Grade II Listed Building of Westlands Farm is shown to the north of the north-eastern corner of the Site

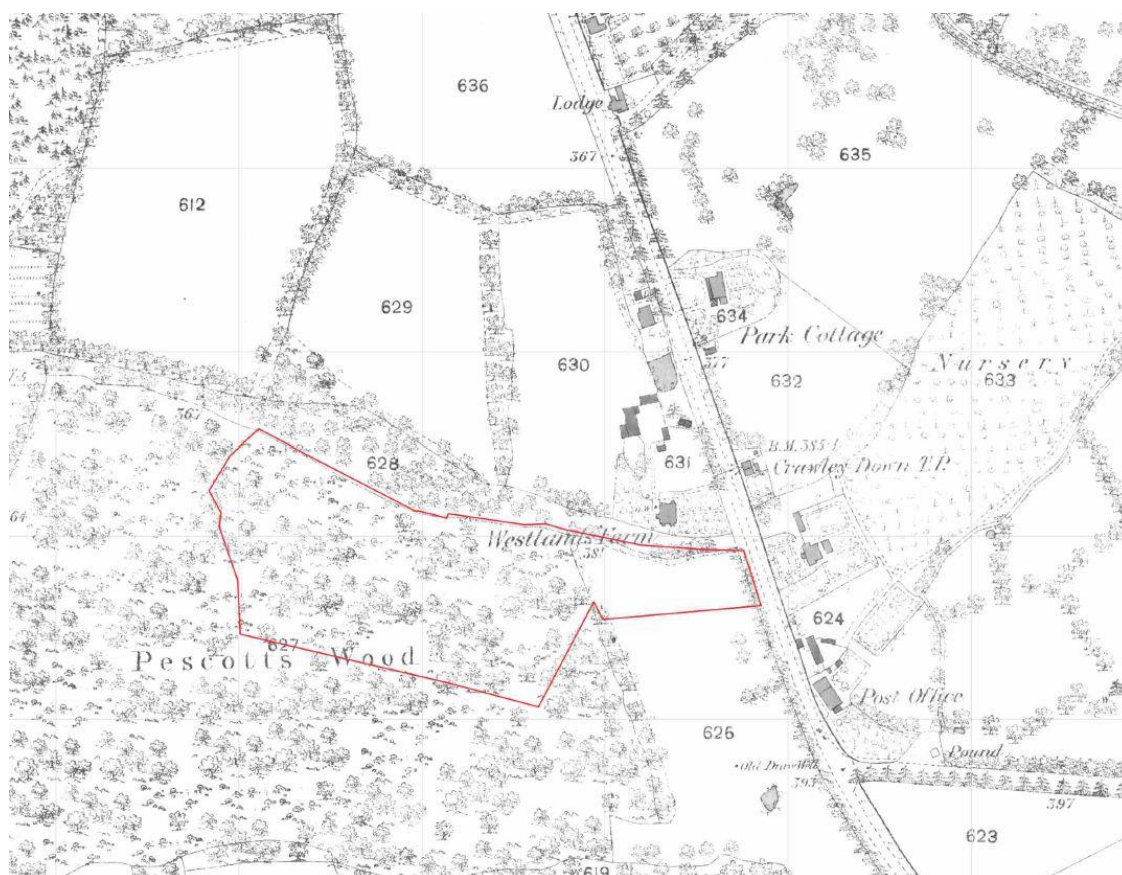


**Figure 4** 1839 - 40 Middle Worth Tithe Map with the Site outlined in red

- 2.9.3 The Ordnance Survey map of 1874 (**Figure 5**) shows the Site as it was on the Tithe map with the exception of the cottage and garden in Plot 423, which appear to have been demolished along with a further cottage in Plot 425 further to the south. The wooded area covering the western two

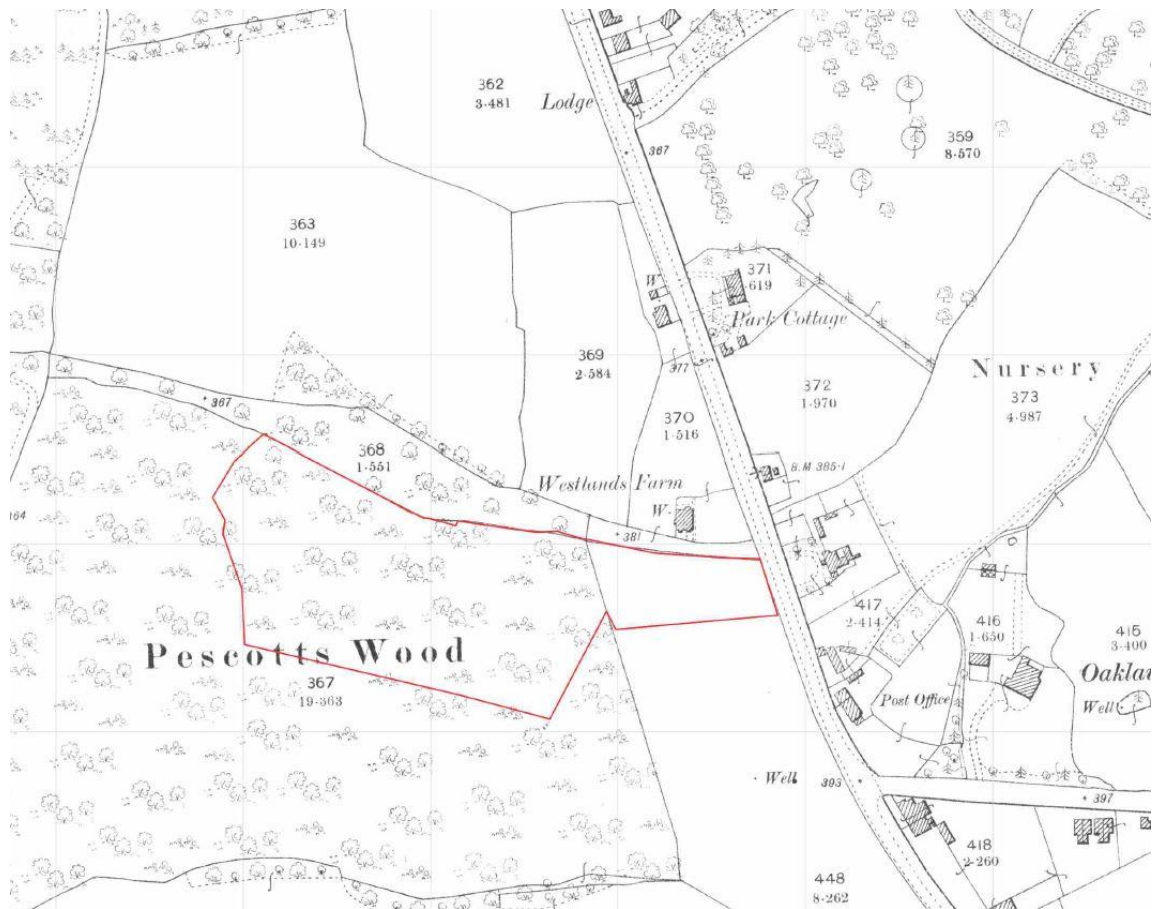


thirds of the Site is annotated Pescotts Wood for the first time and a large new building (Well House) is also depicted on the east side of Turners Hill Road, opposite the Site entrance. To the rear of Well House a Nursery is shown and a little further to the north, Park Cottage has been constructed to the east of the road, north of Westlands Farm.



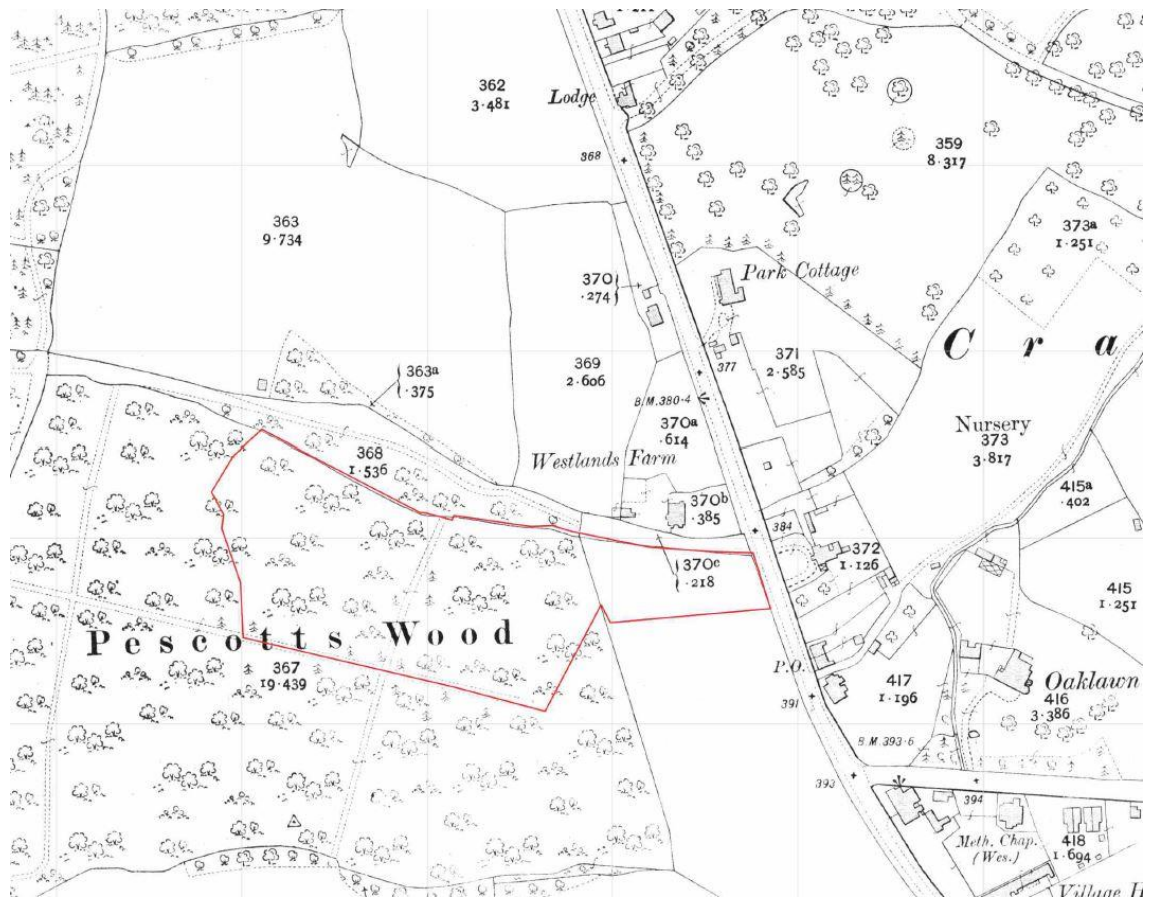
**Figure 5** Ordnance Survey Map of 1874 with the Site outlined in red

- 2.9.4 There are no changes shown within the Site boundary on the Ordnance Survey map of 1897 – 8 (**Figure 6**). Within the wider landscape, buildings depicted to the north of Westlands Farm on the two previous maps appear to have been removed, and additional buildings are shown to the east of the Post Office and south of Sandy Lane. A north/south field boundary to the north-west of Westlands Farm has also been removed, resulting in a larger agricultural field to the north of the Site.



**Figure 6** Ordnance Survey Map of 1897 with the Site outlined in red.

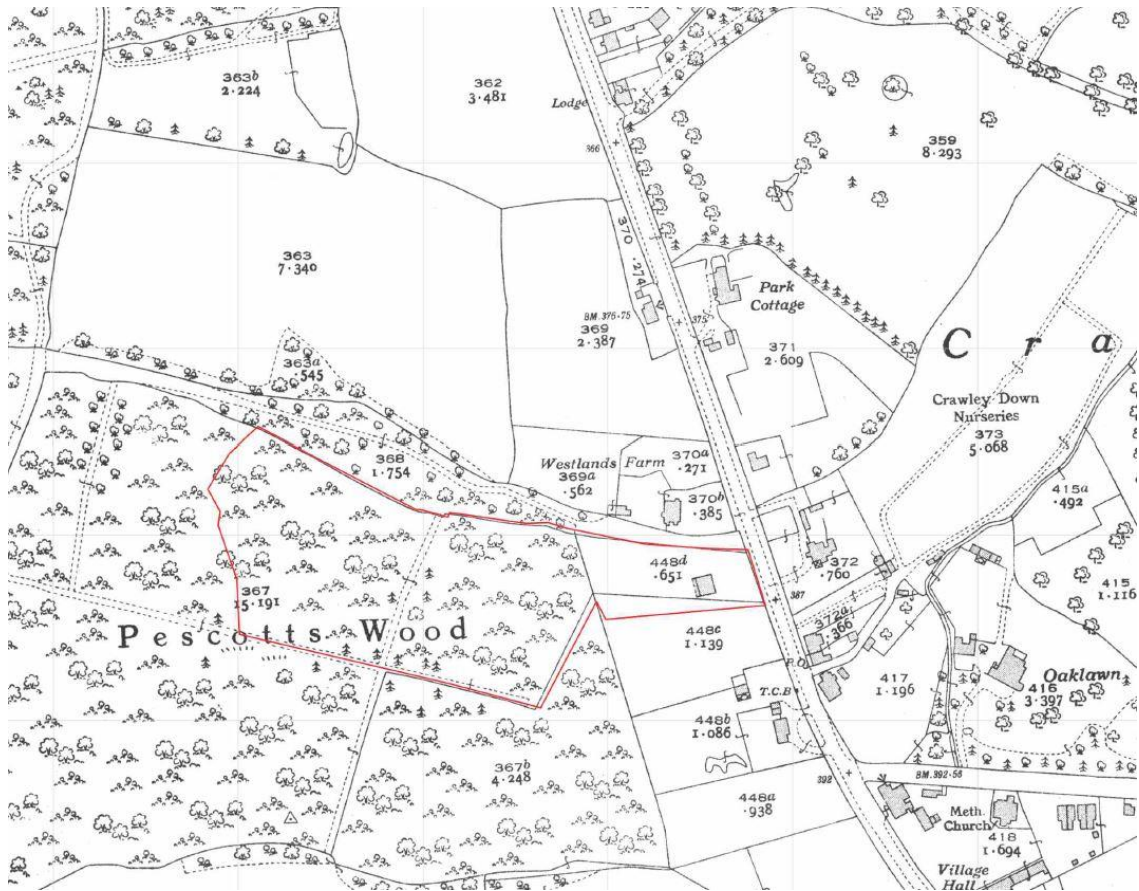
- 2.9.5 The only noticeable change within the Site boundary on the 1910 Ordnance Survey map (**Figure 7**) is the addition of a north-east – south-west foot path across the centre of the wooded area which appears to link up with a west-north-west – east-south-east pathway/track running through the woods at the southern end of the Site and to another west-north-west – east-south-east path/track in the wooded strip of land immediately to the north of the Site to a new building to the west of Westlands Farm. Within the wider landscape a shed appears to have been constructed at the southern end of the newly enlarged field to the north of the Site.



**Figure 7** Ordnance Survey Map of 1910 with the Site outlined in red.

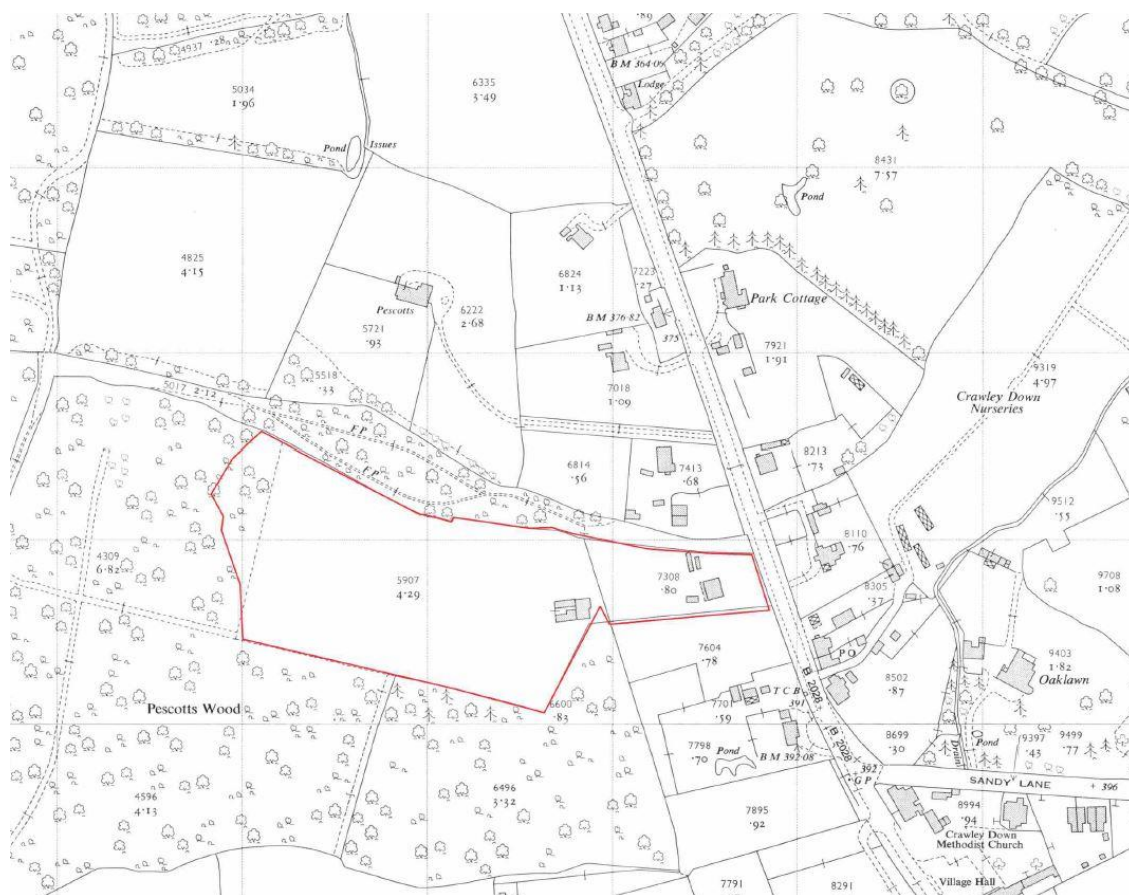
- 2.9.6 The Ordnance Survey Map of 1937 (**Figure 8**) shows the first major change within the Site boundary since the removal of the cottage shown on the Tithe Map. The map shows the construction of Hurst Farm to the immediate north of what appears to be a new east – west field boundary dividing the eastern third of the Site in two. Within the wider landscape there are also changes to the field boundaries to the north and west of Westlands Farm, forming three separate plots of land around the farm and a larger plot to the north. Further west, the removal of the final north – south field boundary to the north of the Site, as resulted in the formation of a single large agricultural field. New buildings are also shown to the south of the Site, immediately west of Turners Hill Road, in approximately the position of an earlier cottage shown on the Tithe Map of 1840.





**Figure 8** Ordnance Survey Map of 1937 with the Site outlined in red.

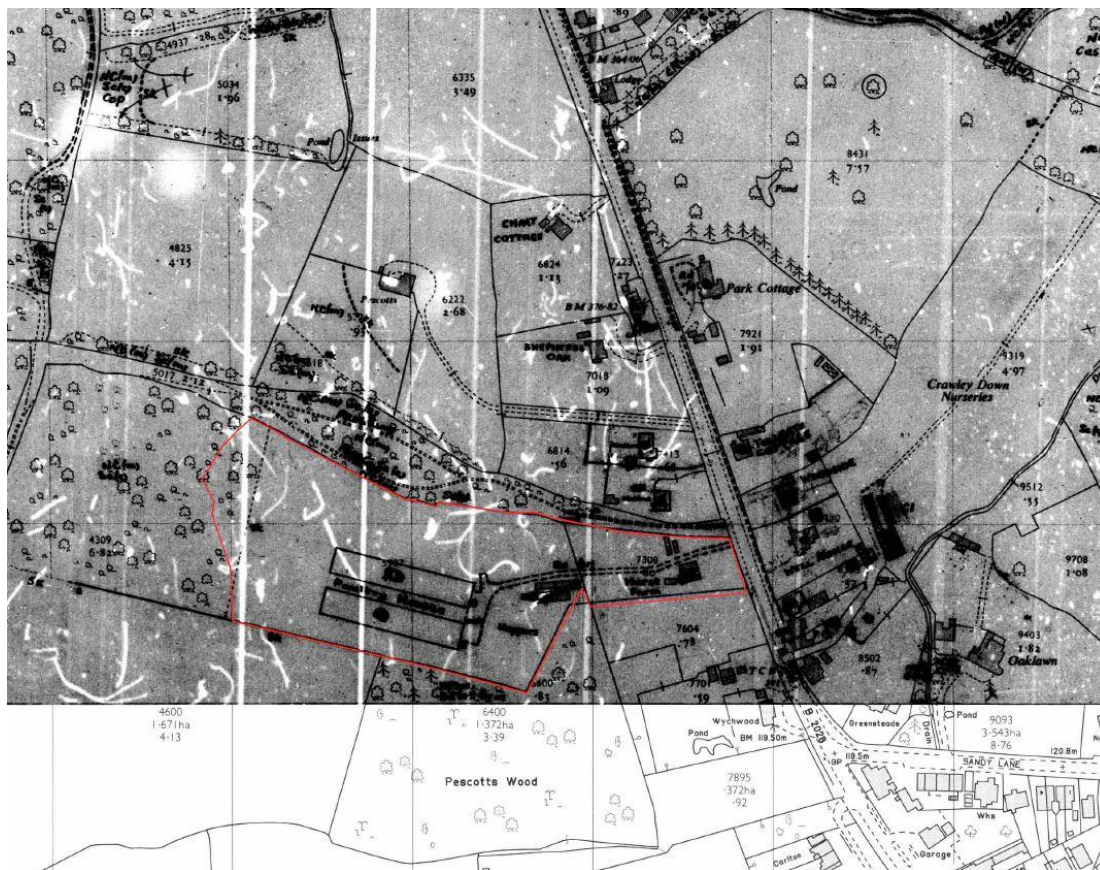
- 2.9.7 By the time of the Ordnance Survey map of 1958 (**Figure 9**) additional buildings have been constructed to the north and west of Hurst Farm, and the southern field boundary established as it is today. More significantly, the wooded area occupying the majority of the western side of the Site has been cleared, and a group of buildings constructed at the eastern end of this part of the Site, woodland is retained at the far western end of the Site. Within the wider landscape four new buildings have been constructed to the north and west of Westland Farm, and a long trackway constructed to Pescotts, to the north of the western side of the Site. The construction of these buildings and the trackway changes the immediate open agricultural setting to the north and north-west of Westlands Farm, and the wooded area and open meadow to the south-west and south of the farm.



**Figure 9** Ordnance Survey Map of 1958 with the Site outlined in red.

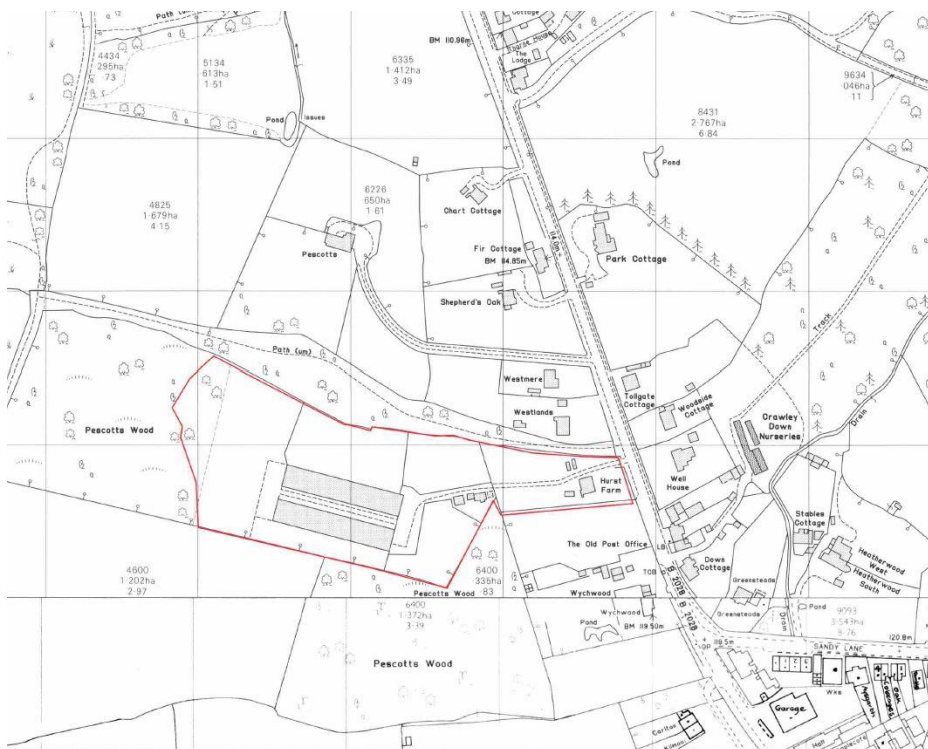
- 2.9.8 By 1974 (**Figure 10**) the two main sheds have been constructed within the former wooded area in the central part of the Site, alongside an area of hard standing around the sheds and to the west to a track which runs from Turners Hill Road, past the north side of Hurst Farm. Within the wider landscape another section of Pescotts Wood has been removed to the south-west of the Site.



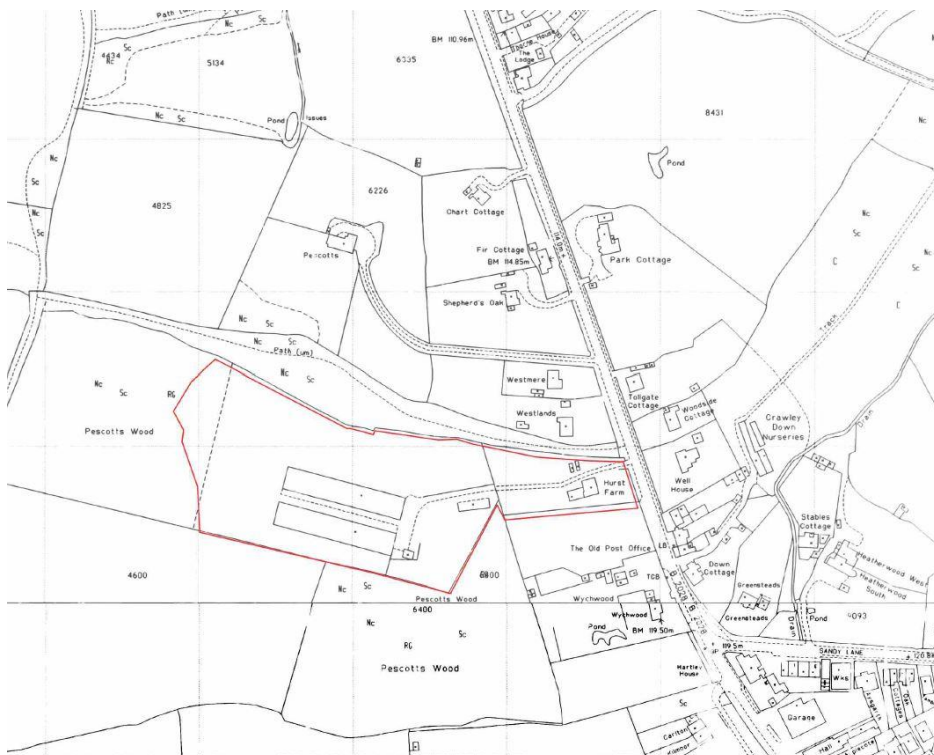


**Figure 10** Ordnance Survey Map of 1974 with the Site outlined in red.

2.9.9 The only noticeable change shown on the Ordnance Survey map of 1987 (**Figure 11**) is the subdivision of the Site to the north, south and west of the large barns, and there are no significant changes shown on the Ordnance Survey map of 1993 (**Figure 12**).



**Figure 11** Ordnance Survey Map of 1987 with the Site outlined in red



**Figure 12** Ordnance Survey Map of 1993 with the Site outlined in red

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## 3.0 Archaeological Potential

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### 3.1 Recorded Heritage Assets

3.1.1 There are no known heritage assets recorded within the Site which appears to have been occupied by woodland since at least the medieval period until it was cleared in the mid – 20<sup>th</sup> century (see **Section 2.8** above).

3.1.2 Within the wider study area a total of a further twenty-four heritage assets (designated and undesignated) are recorded and these range in date from the medieval, Post-medieval and Modern periods (**Figure 3 & Appendix 2**).

### 3.2 Potential for unrecorded assets

3.2.1 The potential for archaeological remains being encountered at any given site is based upon an assessment of the distribution and character of recorded local archaeological monuments. Archaeological potential is measured as Negligible, Low, Moderate or High.

3.2.2 The results of the research for this Heritage Statement have shown that there are no known heritage assets of Prehistoric, Romano-British, Anglo-Saxon, or medieval date recorded within the Site or the wider study area. The potential for encountering heritage assets of dating to these periods during groundworks associated with the proposed development has been assessed as **Low - Negligible**.

3.2.3 There are no recorded heritage assets of Post-medieval or Modern date recorded within the Site and twelve within the wider study area. Historic mapping for the Site also suggests that the Site was wooded until the mid-20<sup>th</sup> century. The potential for encountering heritage assets of Post-medieval or Modern date, other than those associated with the modern agricultural use of the Site has been assessed as **Low - Negligible**.

3.2.4 LIDAR images and aerial photographs of the Site show no evidence for archaeological features within or immediately surrounding the Site.

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## 4.0 Assessment of Impact

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### 4.1 Introduction

4.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

4.1.2 Heritage policy in both its national and local contexts and relevant Guidance are detailed in **Appendix 1.**

### 4.2 Proposed Scheme

4.2.1 The proposals include for the demolition of existing buildings and the erection of 45 new dwellings on land at Hurst Farm.

### 4.3 Impact to potential archaeological remains

4.3.1 Based upon reasonable assumed construction activities for a residential development, it is considered likely that construction activities will severely truncate, if not completely destroy any subsurface archaeological features that exist at the Site, where present.

4.3.2 However, the results of the research for this Heritage Statement have shown that there are no known heritage assets within the Site boundary and the potential for encountering any heritage assets, of any date, during groundworks associated with the proposed development has been assessed as **Low – Negligible.**

4.3.3 Ancient woods (Pescotts Wood – 148020 & 1480527) lie immediately adjacent to the western and southern Site boundaries, but as these lie outside the extent of the development boundary there is no impact anticipated to the two areas of woodland.

#### 4.4 **Impact on Designated Heritage Assets**

4.4.1 Due to distance and intervening vegetation, buildings, and other landscape features there is no intervisibility between the Site and the majority of the twelve Listed Buildings in the wider study area. There are no indications of any historical associations between the Site and the identified Listed Buildings. The proposed development does not therefore contribute materially to the setting and significance of the majority of the designated heritage assets within the wider study area, with only the Grade II Listed Building of Westlands, to the immediate north of the eastern end of the Site, identified as potentially sensitive to the proposed development via changes to its setting. This asset has therefore been taken forward for further assessment in line with the Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (English Heritage, revised 2017 – Appendix 1).

4.4.2 This stage of the assessment will consider both the impact of the proposed development on the significance of the identified heritage asset, and will then examine the potential for maximising enhancement and/or minimising harm, where identified. In examining the impact of the proposed development on the significance of the identified heritage asset, consideration is given to the scale, massing, design, materials, location, and topography of the Site and the proposed scheme, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage asset.

#### 4.5 **Westlands**

4.5.1 Westlands (NHLE 1284416) lies c. 10m to the north of the eastern end of the Site. It was Listed Grade II on the 11<sup>th</sup> May 1983 and is regarded as of **High** significance.

4.5.2 Westlands consists of two parallel ranges with the western range dating from the 16<sup>th</sup> century and now faced with painted brick at ground floor level and tile-hung above. It has a hipped tiled roof with gablets and three casement windows. The east range is of early 19<sup>th</sup> century date and stands to two storeys and has three windows, ground floor ashlar, above red brick and grey headers. Eaves cornice. Slate roof. Sash windows with glazing bars. Doorway with side lights, door of six fielded panels and modern hood over. The building derives its significance from its aesthetic and evidential values owing to its predominantly original form and surviving historic materials.



#### 4.5.3 Setting

4.5.4 The Listed building of Westlands is principally appreciated within its immediate setting which consists of its position, set back off the main road down a gravel drive and turning area, surrounded by private gardens to the front and rear, and late 20<sup>th</sup> century garage to the north (**Plate 1**). Beyond its immediate setting lies a public footpath to the immediate south (**Plate 2**), to the south of which lies Hurst Farmhouse and the Site (**Plates 3 - 13**), the mid – 20<sup>th</sup> century dwelling of Westmere lies to the immediate north (and further mid – late 20<sup>th</sup> century housing to the north and north-west), Turners Hill Road lies to the east, the main village of Crawley Down to the south-east, and woodland to the west and south-west (including remnants of Pescotts Wood).



**Plate 1** Looking North-west towards Westlands from the B2026

4.5.5 The wider and historic setting is detailed in **Section 2.8** above and consisted of agricultural fields to the north and north-west, which changed from enclosed fields in the mid – 19<sup>th</sup> century to more open fields in the mid-20<sup>th</sup> century, after which time four new dwellings (Westmere, Prescotts, Shepards Oak, and Chart Cottage) were constructed. To the east of Turners Hill Road, Well House and Nursery, have stood since at least the mid-19<sup>th</sup> century (shown on the Tithe Map of 1839 – 40). Buildings were present on the west side of Turners Road in the mid – 19<sup>th</sup> century, before being demolished and the land used as meadow, until the construction of new dwellings (including Hurst Farm) at the beginning of the 20<sup>th</sup> century. The Ancient Prescotts Wood lay to the west and

south-west of Westlands until it was partially cleared in the mid-20<sup>th</sup> century for the development of the current farm complex, though sections of the wood survive today at the far western end of the Site, along the footpath to the south and south-west of Westlands, and to the south-east of the Site.

4.5.6 The Site itself forms part of a wider rural setting to Westlands, which as stated above, is now much changed from the historic setting that would have existed in the 16<sup>th</sup> century when the dwelling was constructed (likely woodland within the Site), and since the setting depicted on the historic maps of the mid – late 19<sup>th</sup> century (woodland, with meadow and/or dwellings to the west of Turners Hill Road). The part clearance of Prescotts Wood, and the development of the farm complex since the mid-20<sup>th</sup> century, have introduced a new built element to the wider setting of Westlands, although the Site is well screened by vegetation between the two (see below), glimpsed views of the farm are now experienced along the public footpath while approaching Westlands (from the west), where there had previously only been ancient woods; however, there are no direct views between Westlands and the area of proposed new housing.

4.5.7 Owing to the orientation of Westlands, its secluded immediate setting, intervening vegetation screening views to and from the area of proposed new housing, and the change of use of the Site since the mid-20<sup>th</sup> century, the Site is not considered to contribute greatly to Westlands significance.

#### 4.6 **Impact**

4.6.1 There will be no material impact on Westlands by the proposed development and there are no views between the area of proposed new housing and Westlands due to intervening vegetation in both summer (**Plate 14**) and winter (**Plate 15**).

4.6.2 There are glimpsed views through the vegetation between Hurst Farm and the access road to the Site from the public footpath to the south of Westlands (**Plate 4**), but unlikely from the south or west facing upper windows of Westlands, or the gardens of the Listed Building (**Plates 16 & 17**). No new dwellings are proposed at the eastern end of the Site, along the access track, and it is not anticipated that there would be any increase in traffic along the access track through the proposed use of the site and that of the current use as a chicken farm and farm shop. Car movements are also screened by the current boundary vegetation, and further planting is proposed to enhance

the current boundary and the screening it provides.

- 4.6.3 The Site and Westlands are not experienced in the same vista along the footpath to the north of the Site. The area of proposed new housing only becomes visible from the footpath after rounding a corner to the west of Westlands. The Site is visible from the footpath at several locations along the length of the footpath (**Plates 18 - 21**) up to where the path turns to the south at the western end of the proposed development; after which there are no views into the Site. Along the majority of the footpath the area for new housing is screened by existing boundary trees and other vegetation, and further planting is proposed to enhance and add to this screening.
- 4.6.4 During the Site visit it was noted that there was a considerable degree of traffic noise from the B2028, aircraft noise from planes going to and from Gatwick Airport, and general noise from the farm complex (movement of machinery, band sawing, chickens etc), audible from both the Site itself and along the footpath past Westlands. It was also noted during the Site visit that, within the Site, there was no discernible noise that could be attributed to the recent housing developments to the south of the Site which lie at a similar distance, behind intervening vegetation, from the Site as the proposed new dwellings on the Site do from Westlands. As such, it is not felt that the change of use of the Site to residential would significantly impact on the sense of remoteness and tranquillity Westlands experiences today; any noise impact would be neutral.
- 4.6.5 Taking the above into account it has been determined that the proposals will have a imperceptible impact on the setting of Westlands resulting in a Negligible impact to the significance of the asset via a change in its setting. Therefore it is concluded the impact of the proposed development would constitute the very lower end of **less than substantial harm** as defined by the NPPF.





**Plate 2** Looking west along the public footpath immediately to the south of Westlands (north of the Site)



**Plate 3** Looking east along the access track at the eastern end of the Site with Hurst Farm to the south





**Plate 4** Looking north-west across the eastern end of the access track with Westlands behind the boundary trees



**Plate 5** Looking north-east in the direction of Westlands (behind the trees) from approximately the nearest position of proposed new housing to the Listed Building





**Plate 6** Looking north-west across the northern end of the Site from the main block of east/west chicken sheds



**Plate 7** Looking north-east in the direction of Westlands from the western end of the main block of chicken sheds





**Plate 8** Looking north across the northern end of the Site



**Plate 9** Looking south along the north western-end of the Site





**Plate 10** Looking south across the south-western end of the Site



**Plate 11** Looking east across the southern end of the Site





**Plate 12** Looking east across the southern side of the Site



**Plate 13** Looking west across the southern end of the Site





**Plate 14** Looking west along the public footpath from the rear of Westlands towards the Site in summer



**Plate 15** Looking west along the public footpath from the rear of Westlands towards the Site in winter





**Plate 16** Looking east along the public footpath to the rear of Westlands



**Plate 17** Looking west along the public footpath at the south facing elevation of Westlands





**Plate 18** Looking south from the footpath towards the Site out of sight of Westlands to the east (farm buildings glimpsed through trees)



**Plate 19** Looking south from the footpath with farm buildings glimpsed through trees





**Plate 20** Looking south from the footpath towards the southern end of the Site with glimpsed view of farm buildings through the trees



**Plate 21** Looking south from the footpath towards the Site with glimpsed views of the farm buildings through trees



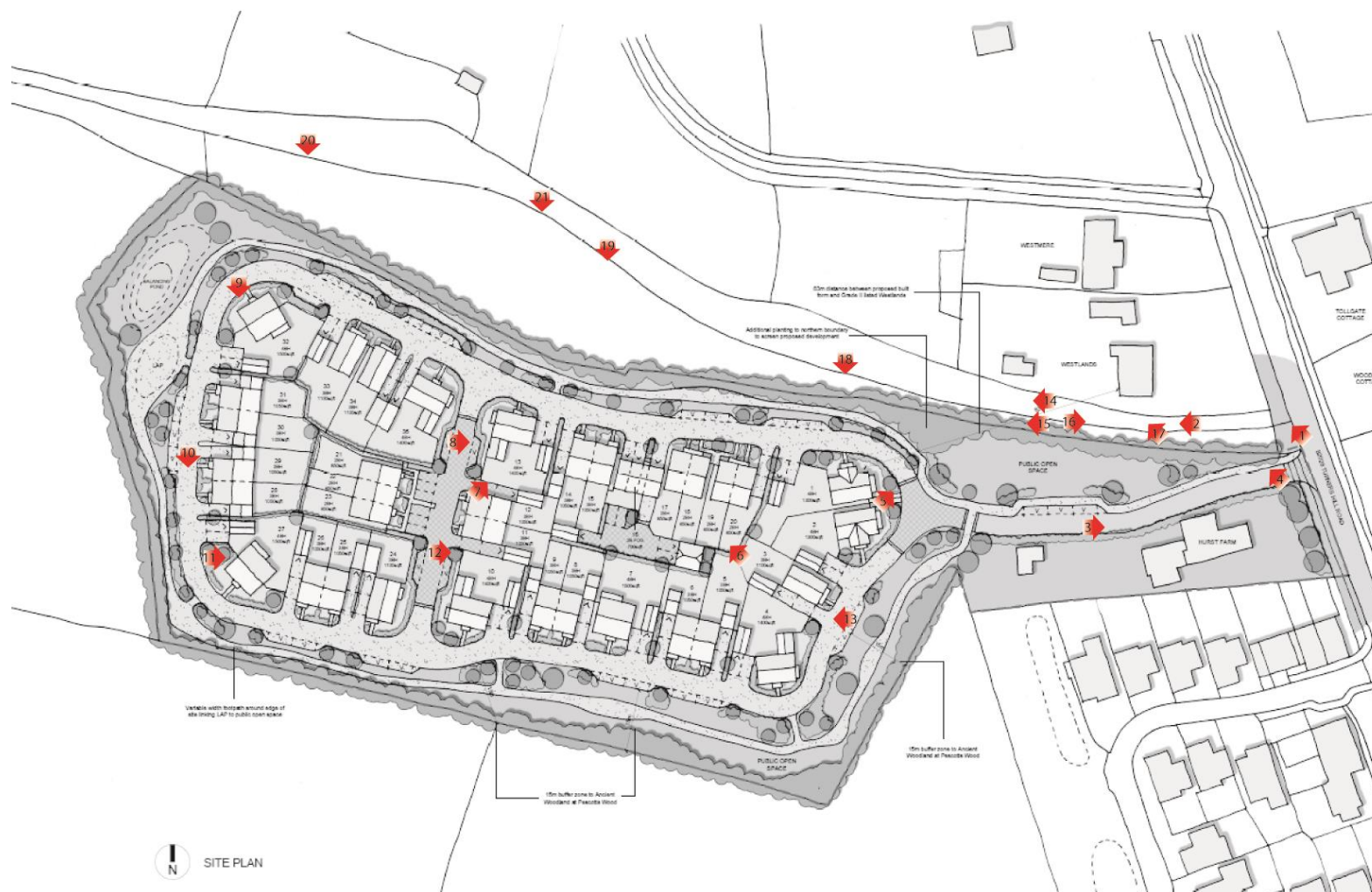


Figure 13 Plate Location Plan

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## 5.0 Conclusion

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- 5.1.1 Savills Heritage Planning was commissioned by Reside Developments Ltd to provide relevant and proportionate information with regard to the heritage constraints and impacts that may influence demolition of existing buildings and the erection of 45 new dwellings on land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex.
- 5.1.2 This Heritage Statement has shown that there are no known heritage assets within the Site boundary and the potential for encountering any heritage assets, of any date, during groundworks associated with the proposed development has been assessed as **Negligible** to **Low**.
- 5.1.3 The proposals will have a imperceptible impact on the setting of Westlands. The impact to the significance of Westlands caused by changes to its setting would constitute the very lower end of **less than substantial harm** as defined by the NPPF, with the proposals seeking to mitigate any harm through detailed design and the public benefits the scheme will bring.
- 5.1.4 This Heritage Statement meets the requirements of the NPPF and provides sufficient and proportionate information in regards to heritage considerations relating to the proposal, as currently known.



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## 6.0 References

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- ClfA. 2014. *Standard and Guidance for Historic Environment Desk-Based Assessment*. Chartered Institute for Archaeologists: Reading.
- Land Management Services. 2018. Hurst Far: Proposed Residential Development Landscape and Visual Impact Assessment
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- Shapland, M. 2014. Wychwood, Turners Hill Road, Crawley Down, West Sussex: Archaeological Desk-based Assessment. ASE Report No. 2014101

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## 7.0 Appendix 1: Planning Policy and Guidance

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### 7.1 National Planning Policy Framework

- 7.1.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published by the Department for Communities and Local Government (DCLG) in March 2012, with a second edition issued on 24th July 2018, and a third revision published in February 2019, published by the Ministry for Housing, Communities, and Local Government.
- 7.1.2 The policies set out in NPPF also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.1.3 The 2012 NPPF set out the Government's planning policies and outlined the presumption in favour of sustainable development, defined by three principles: economic, social and environmental. The way in which the 2019 revised edition of the NPPF supports the delivery of sustainable development has now been altered. The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. There is now also greater emphasis on Design, with the addition of a new introductory paragraph to the design chapter, emphasising the importance of high quality buildings and places.
- 7.1.4 Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).
- 7.1.5 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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).

- 7.1.6 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).
- 7.1.7 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 (para 196).
- 7.1.8 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 197).
- 7.1.9 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).
- 7.1.10 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).
- 7.1.11 In para 192 it states that 'In determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

7.1.12 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

## 7.2 Guidance

7.2.1 Guidance provided by Historic England (formerly English Heritage) (English Heritage, 2008) previously introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

7.2.2 The criteria for assessing the importance of heritage assets in terms of their evidential, historic, aesthetic and communal values are set out below:

Value	Importance	Factors determining the relative importance
<b>Evidential</b>	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way – limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity)
<b>Historical</b>	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of 20th/21st century alterations to the historic buildings and landscapes.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings
	None	There are no legible heritage assets and their associations are not understood.
<b>Aesthetic</b>	High	The aesthetic values of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The aesthetic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic values as they have been removed by inconsiderate modern development. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.
<b>Communal</b>	High	Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood. They may provide a feeling of reverence, remembrance or commemoration. The asset represents something which may be larger than the asset itself, and may represent an event or being despite any loss of fabric or character of the asset.



Value	Importance	Factors determining the relative importance
	Medium	The sense of a collective identity or collective commemoration may be limited by the lack of understanding of the event or asset. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting. The ability of the asset to elicit a shared reaction or understanding has been severely impacted by the loss of, or major change to, the setting of the asset.
	None	Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

### 7.2.3 The definitions of heritage significance and importance:

Heritage Importance	Criteria
Very High	Heritage assets of international importance. World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities as evidenced by the register and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High	Heritage assets of national importance. Scheduled Monuments, Listed Buildings, Registered Historic Parks and Gardens (Grade I, II*). Also includes unscheduled sites and monuments of schedulable quality and/or importance discovered through the course of evaluation or mitigation. Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium	Heritage assets of regional importance. Conservation Areas, Grade II Listed Buildings and Grade II Registered Historic Parks and Gardens Historic townscapes and landscapes with reasonable coherence, time-depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors.
Low	Heritage Assets with importance to local interest groups or that contributes to local research objectives. Locally Listed Buildings and Sites of Importance within a district level. Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological or historical interest due to poor preservation or survival. Landscapes with little or no significant historical interest.
Unknown	The importance of asset has not been ascertained from available evidence.

#### 7.2.4 Criteria to determine the level of impact:

Magnitude of Impact	Physical	Setting
High	Complete destruction or a fundamental, substantial change of an asset or historic environment feature. Change to most or all key elements of the historic environment, such that the resource is totally altered.	A comprehensive and fundamental change to the key positive attributes of a heritage asset's setting, such that the setting is substantially or totally altered.
Medium	A considerable change or appreciable difference to the existing baseline. Changes to many key elements of the historic environment, such that the resource is clearly modified.	A considerable change to the key positive attributes of a heritage asset's setting such that its contribution to the importance of the asset is appreciably reduced.
Low	A minor change to the baseline condition of a heritage asset. Changes to the key elements of the historic environment, such that the asset is slightly altered.	A limited change to the key positive attributes of a heritage asset's setting resulting in a slight but discernible reduction to its contribution to the asset's importance.
Imperceptible	A barely distinguishable change to the historic environment baseline	A very slight change to the key positive attributes of a heritage asset's setting such that the change is barely distinguishable

#### 7.2.5 Significance and magnitude impact matrix

	Magnitude of Impact			
Heritage Importance	High	Medium	Low	Imperceptible
Very High	Major	Major	Moderate to Major	Minor
High	Major	Moderate to Major	Minor to Moderate	Negligible to Minor
Medium	Moderate to Major	Moderate	Minor	Negligible to Minor
Low	Minor to Moderate	Minor	Negligible to Minor	Negligible
Negligible	Minor	Negligible to Minor	Negligible to Minor	Negligible
Unknown	Unknown	Unknown	Unknown	Unknown

#### 7.2.6 Historic England have produced a series of Good Practice notes including Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, (HE 2016), Good Practice Advice 2 – Managing Significance in Decision-Taking in the Historic Environment (March

2015), and setting, as set out in Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets (2nd edition, HE 2017).

7.2.7 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets (GPA 3).

7.2.8 Step 1 of the approach is 'identifying the heritage assets affected and their settings'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage dataset.

7.2.9 Step 2 requires consideration of 'whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider:

- 1) the physical surroundings of the asset, including its relationship with other heritage assets;
- 2) the way the asset is appreciated; and
- 3) the asset's associations and patterns of use.

7.2.10 Step 3 involves 'Assessing the effect of the proposed development on the significance of the asset(s)'. This stage of the assessment addresses the key attributes of the proposed development, such as its:

- 1) Location and siting;
- 2) Form and appearance;
- 3) Additional effects; and
- 4) Permanence.

7.2.11 Step 4 of the guidance should explore opportunities for 'maximising enhancement and minimising harm', while Step 5 is to 'make and document the decision and monitor outcomes'. For the



purposes of this assessment, Steps 1-4 of the process have been followed. Step 5 is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

7.2.12 The following levels of harm may be identified during this assessment:

- Substantial harm: The Planning Practice Guide discusses 'substantial harm' (using Listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'.
- Less than substantial harm; and
- No harm (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

## 8.0 Appendix 2: Gazetteer of known heritage assets

8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 1km-radius study area around the site. The gazetteer should be read in conjunction with **Figure 3**.

HER Ref	Description	Distance and Direction from the Site
MWS992	All Saints Church is the parish church of Crawley Down, Worth	c. 700m South-east
MWS4931	Brickfield behind Bowers Place	c. 990m south-east
MWS5472	The Three Bridges to East Grinstead railway was a branch line running from Three Bridges to the East Grinstead High Level station.	c. 900m south
MWS7179	Anti-Aircraft - The Kentish Gun Belt - Huntsland	c. 700m south-east
MWS9071	War Memorial, Crawley Down	c. 770m east-south-east
MWS10062	Down Park Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 525m north-east
MWS11821	Huntsland, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 500m south
MWS12864	Site of Outfarm East of Down Park Farm, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 860m east-north-east
MWS13030	Site of Outfarm North East of The Haven, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 955m east
MWS13126	Site of Outfarm South East of Huntsland, Worth, has been identified as a Historic Outfarm dating to the 19th century - the Outfarm has been totally demolished/lost.	c. 850m south
MWS13470	Rowfant Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 990m south-west
MWS13693	Sunnyhill Farm, Worth, has been identified as a Historic Farmstead dating to the 19th century.	c. 700m east-south-east
MWS992	All Saints Church is the parish church of Crawley Down, Worth	c. 700m South-east
MWS4931	Brickfield behind Bowers Place	c. 990m south-east
MWS5472	The Three Bridges to East Grinstead railway was a branch line running from Three Bridges to the East Grinstead High Level station.	c. 900m south
MWS7179	Anti-Aircraft - The Kentish Gun Belt - Huntsland	c. 700m south-east

**Table 4** Gazetteer of Know Heritage Assets

