
Gatwick Green

Heritage Constraints Appraisal



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Abbreviations and Conventions used in the text		
c.	circa	km kilometres
CA	Conservation Area	LB Listed Building
ha	hectares	LPA Local Planning Authority
HA	Heritage Asset	m metres
HE	Historic England	NGR National Grid Reference
HER	Historic Environment Record	NHLE National Heritage List for England
		NPPG National Planning Practice Guidance
		NPPF National Planning Policy Framework

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; (Ministry of Housing, Communities & Local Government, 2019) 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).

Executive summary

Savills has been commissioned by The Wilky Group Limited to carry out a Heritage Constraints Appraisal (HCA) in regard to the potential development of a Site at Gatwick Green, Crawley.

The appraisal constitutes a preliminary scoping report for the client, outlining the likely constraints to future scheme options in terms of buried heritage assets (archaeological remains) and above ground assets (standing buildings of historic interest and their setting). Such assets, whether designated or not, are afforded protection and can represent a planning constraint to future development.

This top-level appraisal does not constitute a full Archaeological Desk Based Assessment or Heritage Statement that might be submitted to the Local Planning Authority (LPA), where required, to accompany a planning application, but will provide the historic environment baseline for such documents. The Site is not within a conservation or archaeological priority area and there are no Registered Parks and Gardens which would be impacted by development on the Site.

Above ground heritage assets

There are two statutory listed buildings within the Site (Lilac cottage and Old cottage), there are several locally listed buildings in the immediate vicinity of the Site. The Historic Environment Record (HER) identifies several historic farmsteads to the south of the Site which may constitute undesignated heritage assets.

The statutory listed buildings of Lilac cottage and Old cottage are predominantly surrounded by mature vegetation with limited views looking south west across the open land to the north east. The locally listed buildings of the Poplars and Royal Oak House are also surrounded by mature vegetation; these assets have less weight in planning decisions than statutory protected assets, but nonetheless remain a consideration.

It is anticipated that future development would not materially impact these assets. However, any future development proposals would have to be sensitive to the setting of the statutory listed buildings as well as the Locally listed buildings in close proximity to the development area. The LPA may view the agricultural land surrounding these assets as a contributor to their significance.

Below ground heritage assets

Within the Site itself there are no designated assets of archaeological importance, such as scheduled monuments. Having assessed the Historic Environment Record (HER) data it is considered that there is a low archaeological potential within the Site for buried remains dating from the Prehistoric period to be present. Through the assessment of previous archaeological investigations in the vicinity of the Site, it is deemed there is a moderate potential for Romano-British to post-medieval remains to be present, these are likely to comprise agricultural features which would only be of minor local significance.

Overall, it is unlikely the Site would yield any archaeological remains of medium or high significance. However, due to the Site being located in a recognised historic landscape, the local authority may require an archaeological fieldwork evaluation which would assess the below ground potential for archaeological remains.

It is proposed that any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a staged archaeological planning condition set out under the granting of planning consent.

1.0 Introduction

1.1 Project background

1.1.1 Savills Heritage Planning has been commissioned by The Wilky Group Limited to carry out Heritage Constraints Appraisal (HCA) to inform its promotion of the Gatwick Green site through the Crawley Borough Local Plan (CBLP review); the Site is located north of Crawley and east of Gatwick Airport in West Sussex (NGR 530022 141205: **Figure 1, hereafter referred to as 'the Site'**).

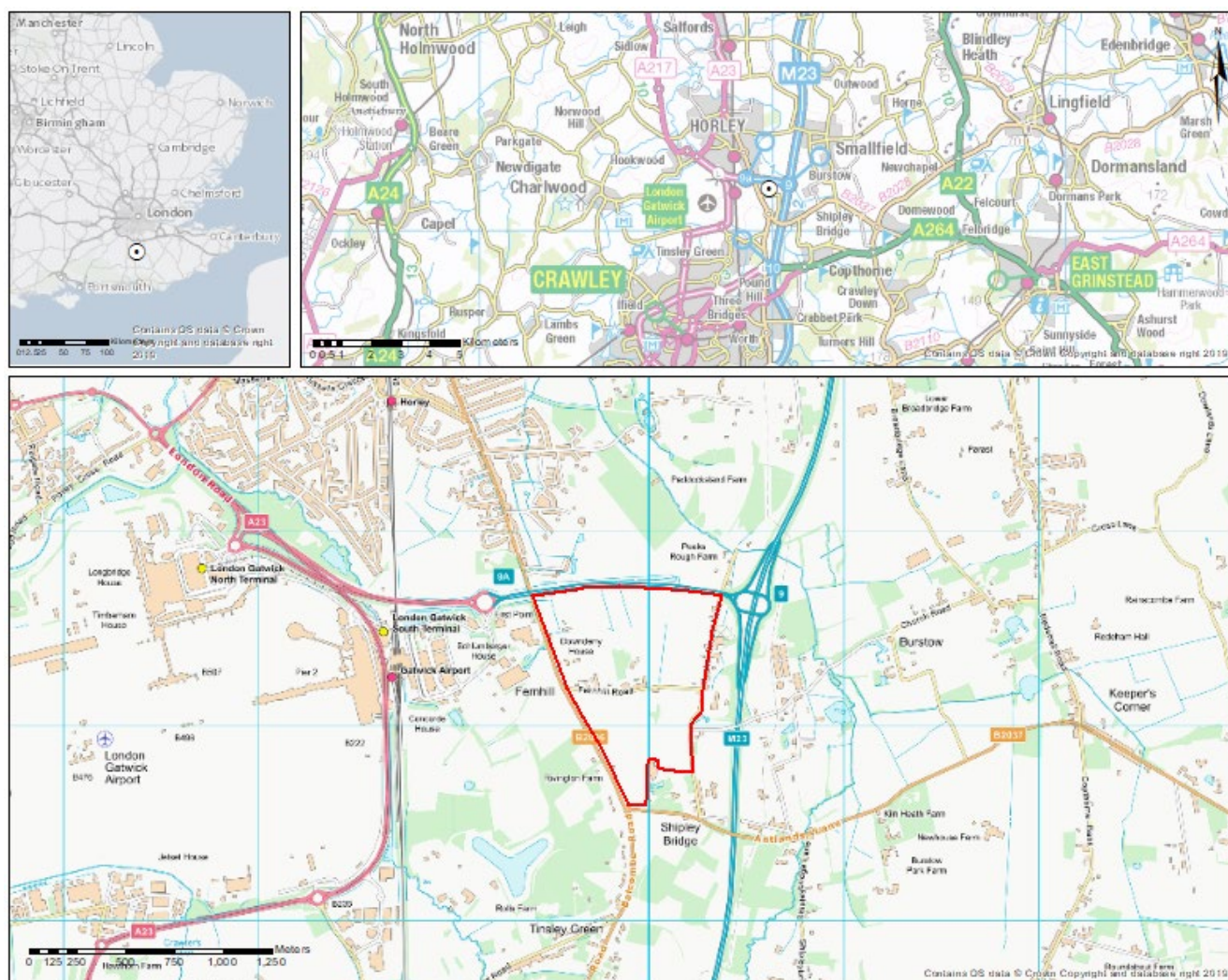


Figure 1: Site location

1.1.2 The proposed Gatwick Green development site is envisaged to provide high quality economic infrastructure for Crawley and Horley with a regionally significant commercial hub as its focal point.

1.2 Planning background

1.2.1 The Site is located in West Sussex, in the borough of Crawley and the current local planning policy context is covered in **Appendix 1: Section 5.3**. The Development Plan for the area containing the Site comprises the adopted Crawley Borough Local Plan 2015 (CBLP), the Joint Minerals Local Plan (JMLP, July 2018) and the Waste Local Plan (WLP, April 2014). The key heritage policies affecting the Site are contained in the CBLP and include:

- Policy CH12: Heritage Assets
- Policy CH15: Listed Buildings and Structures
- Policy CH16: Locally Listed Buildings

1.2.2 The Crawley Borough Local Plan review 2020 (CBLP review) is in draft and includes a key change with regard to the Site; the Safeguarded Land and the Area of Search for strategic employment have been removed and replaced with an equivalent area covered by Strategic Policy SD3 (North Crawley Area Action Plan), which establishes the intention to undertake an Area Action Plan (AAP) to address the future expansion requirements of Gatwick airport and Crawley's socio-economic development (such as employment, housing, community and infrastructure). The purpose of this Heritage Constraints Appraisal is to provide evidence to support the allocation of the Site through the Crawley Borough Local Plan (CBLP review).

1.3 Heritage considerations

1.3.1 This Heritage Constraints Appraisal reviews previous documentation namely an Environment baseline and Utilities Report (Arup 2009).

1.3.2 Statutory provision for the safeguarding of heritage assets has been made at a national and local level (see **Appendix A**). These might comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the site, identified as having a degree of '*significance*' meriting consideration in planning decisions because of its heritage interest. Such assets are identified as having a degree of significance meriting consideration in planning decisions and include designated heritage assets and assets identified by the local planning authority (including local listing), and non-designated assets.

1.3.3 The presence of potential heritage assets can therefore constitute a constraint and may affect the initial

selection of development options on the potential development site and in the subsequent design, planning and programming. This document therefore aims to provide a high level appraisal of the likely heritage constraints specific to the Site and flag up potential issues so that they may be anticipated, planned and, where feasible, mitigated.

1.3.4 This report does not constitute an Archaeological Desk Based Assessment (ADBA) or a Heritage Statement (HS), often required by the LPA to accompany a planning application. It is a preliminary scoping of any predicted heritage constraints, as a commercial appraisal for the client to inform and support its ongoing promotion of the Site through the CBLP review.

1.3.5 The assessment is made from a number of key sources and information. The report does not purport to be exhaustive but indicative. Information in this document is, to the best knowledge of the author and Savills, correct at the time of writing.

1.4 **Aims and objectives**

1.4.1 Indicate the presence of designated (i.e. protected through national or local planning policy) and known non-designated heritage assets within the site or its immediate vicinity, and the significance of such assets:

- Provide an indication of previous impacts which may have affected heritage asset survival for known assets but also possible, previously unrecorded assets;
- Provide a broad indication of the likely constraints to any possible future development on the Site;
and
- Outline likely mitigation requirements to reduce or offset any adverse effects.

2.0 Scope, methodology and sources

2.1 Data sources

2.1.1 In order to determine the full historic environment potential of the Site, a range of standard documentary and cartographic sources, including results from any past archaeological investigations in the Site and a 1.5km radius study area around the centre point of the Site were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site

2.1.2 The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Sources Consulted

Source	Data	Comments
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
West Sussex County Council	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources HER data received 18.11.2019
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via pastscape website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Conservation area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Locally listed building	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.

2.2 Site visit

2.2.1 In order to produce this report a site visit was carried out on 20th November 2019. Walkovers of the Site and environs were completed to determine the topography and existing land use, the nature of the

existing buildings and monuments, identification of any visible heritage assets (e.g. structures, buildings and/or earthworks), and assess factors which may have affected the survival or condition of any known or potential assets.

2.2.2 The site visit also extended into the outer study area beyond the Site for the purposes of scoping designated heritage assets and their inter-visibility with the development area, as Historic England guidance, and for the settings assessment itself.

2.3 **Limitations**

2.3.1 Several key limitations to the appraisal should be recognised:

- The assessment is a high-level appraisal of heritage risk and has not included a review of a full range of resources (e.g. documentary, cartographic, air photographic, and geotechnical, architectural and engineering sources) that would normally be consulted in a full desk-based assessment for planning.
- Archaeological remains are buried and not visible. In the absence of intrusive archaeological field investigation, it is possible that there are buried assets within the site that have not been identified by this Heritage Constraints Appraisal.
- Trees protected by Tree Preservation Orders, hedgerows protected under the Hedgerow Regulations 1997, or Ancient Woodland designated by Natural England and/or the LPA that would be a material consideration in the planning process, are not included within the scope of this assessment.

2.4 **Heritage assessment**

2.4.1 This Heritage Constraints Appraisal does not comprise a full statement of significance of the identified heritage assets. This section outlines the heritage guidance to assess significance, setting, impact and harm in respect to heritage assets, which would be required in a full Archaeological Desk Based Assessment (ADBA) or Heritage Statement (HS), required by the LPA to accompany a planning application.

Assessing heritage significance

2.4.2 The NPPF defines significance as *'The value of a heritage asset to this and future generations because*

of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional judgement against these values. They are identified in Historic England Conservation Principles (revised in Historic England Advice Note: 12 Statements of Significance):

- **Historic interest:** the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.
- **Archaeological interest:** the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, palaeo-environmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.
- **Architectural and artistic interest:** derive from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

2.4.3 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets are affected by development. Each asset has to be evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

2.4.4 The table below gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Significance	Asset description
Very High	World heritage sites scheduled monuments Grade I and II* listed buildings Grade I and II* registered parks and gardens Designated historic battlefields Protected Wrecks Undesignated heritage assets of high national importance
High	Grade II listed buildings Grade II registered parks and gardens Conservation areas Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Undesignated heritage assets of lower national, regional or county importance
Medium	Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings
Low	Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation
Negligible	Item with no significant value or interest
Uncertain	Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined

Assessing harm

2.4.5 Professional judgement is used to consider the impact of future development on the significance of a known or potential heritage asset. This is assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, ‘substantial harm’ or ‘total loss of significance’. 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.

Assessing the contribution of setting

2.4.6 In relation to designated heritage assets, the assessment takes into account the contribution that setting

makes to the overall significance of the asset.

2.4.7 Setting is the way in which the asset is understood (i.e. evidential and historical values) and experienced (aesthetic and communal values). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

2.4.8 Guidance produced by Historic England (HE 2016) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant:

- **Step 1: asset identification.** The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e. designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
- **Step 2: assess the contribution of setting.** This stage assesses how setting contributes to the overall significance of a designated asset.
- **Step 3: assess change.** This considers the effect of the proposals on the asset's significance. However, it is noted that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- **Step 4: mitigation.** This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- **Step 5: reporting.** Making and documenting decisions and outcomes. This reports the assessment of effects.

2.4.9 In accordance with Historic England guidance (GPA 3), this report has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the Site, along with key views, and the extent to which setting may have

already been compromised. Interpretations of criteria to determine the level of impact relating to this report have been tabled below:

Table 3: Criteria to determine the level of impact:

Magnitude of Change	Description of change	
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.
Negligible	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.

3.0 Historic baseline and known heritage assets

3.1.1 Site location

3.1.2 The Site is located east of Gatwick Airport in the borough of Crawley in the county of West Sussex. The current use comprises largely undeveloped agricultural greenfield land use with a number of small businesses situated within the Site. The Site is bordered by the M23 spur to the north, Peeks Brooke lane to the east, the B2036 to the west and the B2037 to the south.

3.1.3 Documentary and archaeological evidence have revealed that the Site was most likely to have been agricultural land throughout the medieval and post-medieval periods. The HER includes Historic Landscape character data which characterises the Site by '*piecemeal planned private enclosure with small farmsteads*'.

3.2 Topography and geology

3.2.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains. The geological map for the area, indicates the Site to be underlain by Weald Clay Formation – Mudstone.

3.3 Archaeological and historical background

Prehistoric period (800,000 BC–AD 43)

3.3.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic periods saw alternating warm and cold phases and intermittent, perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC) period, after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.

3.3.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There

are no known sites or finds dated to this period within the study area.

3.3.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.

3.3.4 During the Bronze Age, population growth led to more widespread deforestation and the expansion of farmland, although the majority of occupation sites remained within the river valleys. During the early Bronze Age there is little change from the Neolithic, however the Middle Bronze Age marks a transformation to a landscape associated with more extensive agricultural production. Archaeological investigations at Land East of Balcombe Road, Crawley (HCA ref: E7) found evidence of Late Bronze age, Iron age and medieval phases of activity represented by industrial remains recovered from ditches and pits thought to be part of enclosure forming an early boundary or land division. The major evidence for Iron age activity in the study area is the cremation cemetery (designated as a ANA) located to the southwest of the Site

Romano-British period (AD 43–410)

3.3.5 Within Southern England the development of the agricultural landscape continued during the Roman period, resulting in a well-organised landscape system of settlements and fields. Some of this agricultural land was formed into large estates centred on villas, whereas in other areas the pre-existing Iron Age settlements continued on into the Roman period. The scale of agricultural production was also increased to cater for the large non-agrarian urban populations in the new towns and cities. An Archaeological Notification Area (ANA) is located a few hundred metres west of the Site and is designated due to the evidence of Romano-British occupation (Figure 2). Archaeological investigations at Land East of Balcombe Road discovered evidence of late Iron Age/ Romano-British occupation in the form of field systems, postholes and pits. The lack of evidence of this period within the study area may also be due to the minimal amount of intrusive archaeological investigations.

Early medieval (Saxon) period (AD 410–1066)

3.3.6 No evidence of Anglo Saxon activity has been recorded within the study area and little is known about

the Saxon period in the surrounding area; early place names are known but there is hardly any excavated evidence (Drewett et al, 1988). Where it exists, the documentary evidence for the period indicates that the area was extensively wooded, as is indicated by the name: Weald is Saxon for woodland (Ekwall, 1991).

Later medieval period (AD 1066–1540)

3.3.7 During the medieval period the Site is likely to have been used for agricultural purposes. The Site party falls into what was originally Thunderfield Common (used to graze pigs) which covered most of what is now Horley, from Horley Row and Ladbroke Road, right down to the north of Tinsley Green, but included only just a narrow strip of Haroldslea and a bit of Burstow near Peeks Brook Lane. The name Thunderfield Common is likely to include a much larger area of land. It is named in Anglo Saxon documents dating back to AD 880.

3.3.8 The HER data shows several instances of medieval activity within the study area. Medieval earthworks are evidenced at Toovies Farm (designated a ANA) and archaeological investigations at Land East of Balcombe Road uncovered associated medieval agricultural remains. A scheduled monument of a Medieval settlement (located 150m south west of Oldlands Farm) lies just outside of the study area.

Post-medieval period (AD 1540–present)

3.3.9 The agricultural land use across the Site has continued throughout the post-medieval period as evidenced on early tithe and historic OS maps (not reproduced). The 1870 OS map shows the Site as comprising agricultural land which mirrors the current land use. Peeks Brook Lane is clearly annotated, defining the eastern boundary of the Site, as are the groups of historic farmsteads such as Teizers Inn, Ferncourt and Fernhill. Recently and throughout the 20th century small businesses have sprung up around the periphery of the Site.

3.3.10 The HER identifies many post-medieval farmsteads in the vicinity of the Site which points to a well-recognised historic landscape (see **Section 3.7**). The extensive archaeological investigations at the Land East of Balcombe Road evidenced a small amount of post-medieval activity located within the south and eastern edges of the archaeological Site with a small amount of industrial material recovered. A post-medieval lime kiln site was also identified, but not excavated.

3.4 Designated heritage assets

3.4.1 Designation includes ‘statutory’ protection for nationally significant assets, and other ‘local’ designations which identify an asset that may be a material consideration in the planning process. These assets are shown on **Figure 2**.

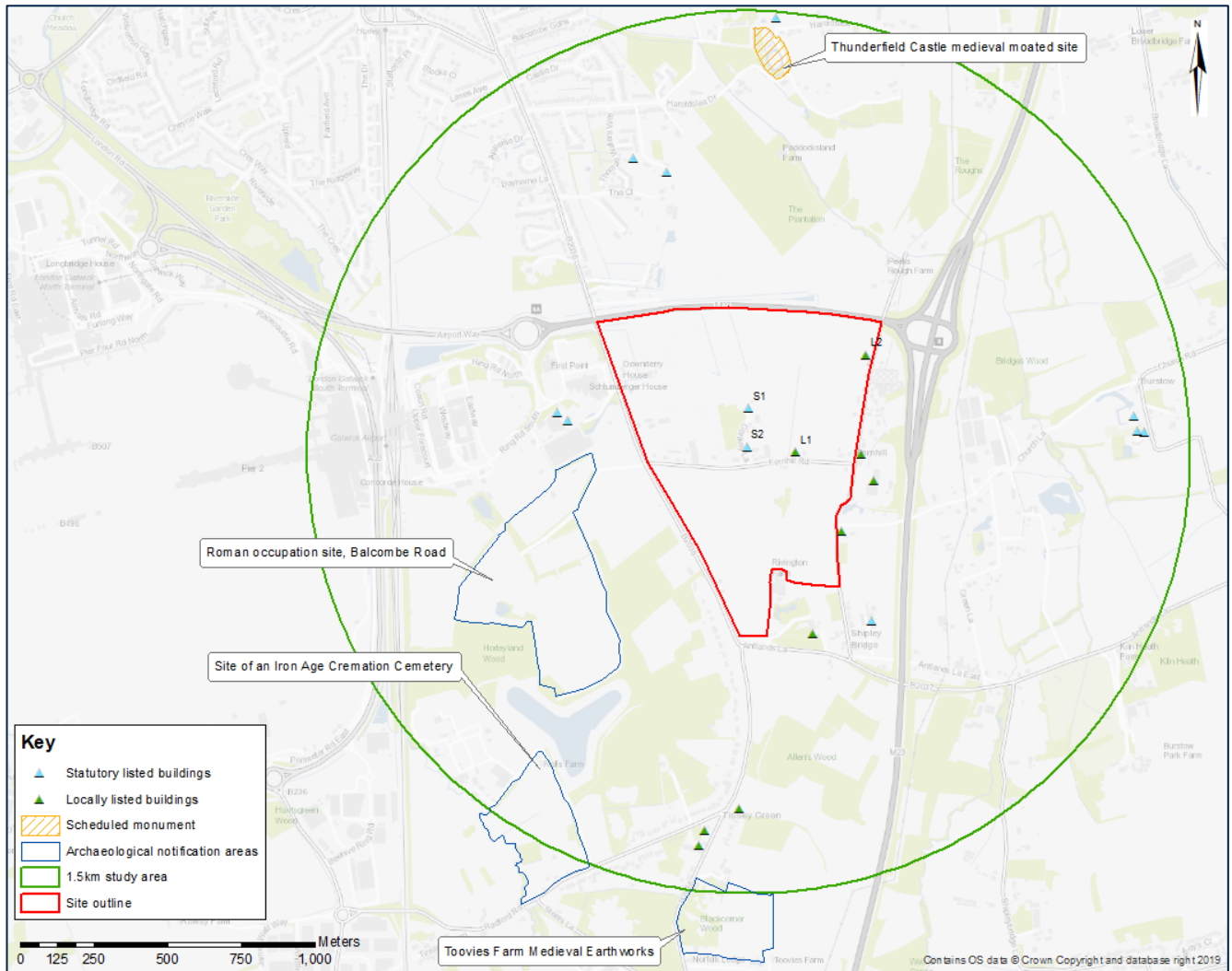


Figure 2: Designated heritage assets

3.4.2 National planning policy requires that the impact of proposed development on the setting of a designated asset should be taken into account in the determination of planning applications.

3.4.3 With very few exceptions, works (including extension, alteration and demolition in whole or in part) affecting the exterior or interior of a listed building of any grade, its curtilage and/or any artefacts/structures/elements affixed to it require Listed Building Consent (LBC) in addition to any other

permissions or licences that might apply (e.g. Planning Permission, Building Regulations approval, etc.) Demolition, with few exceptions, of a building in a Conservation Area requires planning permission, and failure to have such permissions is a criminal offence. However, it is anticipated development on the Site would not materially impact any designated heritage asset and therefore no other supplementary consents (such as LBC) would be required.

3.4.4 The setting of a listed building is a heritage asset in its own right and is a material consideration in the determination of any planning application likely to affect it.

3.4.5 The table below indicates whether or not the Site contains built heritage assets.

Table 4: Designated heritage assets within the study area

Heritage asset	Planning constraint	Within site?
Statutory protected Grade II listed building	A structure of exceptional or special architectural and/or historical interest which is statutorily protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed building consent is required from the LPA, as advised by Historic England, for works materially affecting a listed building (which may include attached and curtilage buildings or other structures).	There are two Grade II listed buildings in the vicinity of the Site which have the potential to be impacted via a change in setting: Lilac Cottage and Old Cottage, both on Donkey Lane.
Local Planning Authority locally listed building	Local listing is a way of flagging up to owners and decision makers that the building is of value to the local scene, character or history. Whilst this designation holds less heritage significance than statutorily listed buildings it can nevertheless represent a constraint to future development.	There are two locally listed buildings in the vicinity of the Site which have the potential to be impacted via a change in setting: Poplars, Fernhill and Royal Oak House, Peeks Brook Lane. Other locally listed buildings are in the vicinity of the Site (grouped near the junction of Farenhill Road and Peeks Brook Lane) it is considered these buildings would not be substantially harmed if the Site is development.
Statutory protected Scheduled monument	Nationally significant archaeological site protected under the Ancient Monuments and Archaeological Areas Act 1979. Prior Scheduled Monument Consent is required from the Secretary of State for works affecting a scheduled monument.	There is one scheduled monument within the study area: Thunderfield Castle medieval moated site c. 800m to the north of the Site. Development on Site would not impact this asset or effect its significance.
Local Planning Authority Archaeological notification area	Archaeological Notification Areas (ANAs) are based on data held within the East Sussex Historic Environment Record (ESHER). Their primary purpose is to trigger consultation with the West Sussex County Council Archaeology Advisors and the HER. ANAs define presently known and recorded areas of heritage sensitivity and that further presently un-recorded archaeological and historic interest may exist outside ANAs. In the development management process alert mapping helps to meet the aims of the National	There are three ANAs within the study area: a site of roman occupation (approx. 250m west of the Site), a site of an Iron Age Cremation Cemetery (approx. 1km south west of the Site) and a site of Medieval Earthworks at Toovies Farm (approx. 850m south of the Site) The Site is located at a distance from these designated areas of archaeological interest and development on Site would not impact these areas.

	<p>Planning Policy Framework (para 189) where it is stated: <i>‘as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’</i></p>	
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3.4.6 This appraisal has utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List, and the Historic Environment Record to identify which designated above ground heritage assets identified within 1.5km of the Site boundary may include the proposed development area as part of their setting.

3.4.7 Following the Site walkover, six of the designated heritage assets that have been identified have been scoped out of this appraisal due to the existing vegetation and built form which surrounds the Site, including residential areas and roads and obscures any inter-visibility with these heritage assets. In addition, no historical or functional connections have been identified between the Site and such assets. As such, it is not considered that the Site forms part of the setting of further assets which contribute to their heritage significance. This is in accordance with Step 1 of the methodology recommended by the Historic England guidance (GPA 3).

3.5 Statutory designated assets

3.5.1 There are several statutory designated assets within the study area, six of these have been scoped out of this report primarily due to distance and lack of inter-visibility with the Site (these are shown in **Table 5** below).

Table 5: Statutory designated heritage assets scoped out

Designated heritage asset	List Number	Type	Significance	Reason For Scoping Out
Teizers Farm House	1029955	Grade: II	High	Distance/inter-visibility
Wing House	1187073	Grade: II	High	Distance/inter-visibility
Edgeworth House	1187072	Grade: II	High	Distance/inter-visibility
Yew Tree Cottage	1028988	Grade: II	High	Distance/inter-visibility
Inholms Farm House	1028987	Grade: II	High	Distance/inter-visibility
Thunderfield Castle medieval moated site	1013348	Scheduled monument	High	Distance/inter-visibility

3.5.2 As a result of this scoping, future development of the Site has the potential to impact upon the setting

and significance of two designated heritage assets. These assets are summarised in **Table 6** below and shown on **Figure 2**. The following section will detail these assets, including their setting.

Table 6: Statutory designated heritage assets which may be impacted

Heritage Asset	List Number	Significance	HCR number
Lilac Cottage, Donkey Lane (Grade II)	1298874	High	S1
Old Cottage, Donkey Lane (Grade II)	1187082	High	S2

3.5.3 These assets are shown in **Figure 3** and **Figure 4**, and described below.



Figure 3: Lilac Cottage, Donkey Lane



Figure 4: Old Cottage, Donkey Lane

Lilac Cottage, Donkey Lane

3.5.4 Lilac Cottage (**Figure 3**, ref: **S1**) is located within the centre of the Site. The building dates from the early 18th century and was listed Grade II in 1983 (Historic England ref: 1298874), therefore it is an asset of high significance. The Historic England listing description is given below:

DONKEY LANE 1. Fernhill 5403 Lilac Cottage TQ 24 SE 1/18 II 2. Probably early C18. Two storeys. Ground floor painted brick, the first floor tile bung. Tiled roof with outshut to rear. Two casement windows. Doorcase in modern lean-to porch. Two external chimney stacks at either end. Interior has exposed beams and inglenook fireplace.

3.5.5 The cottage is surrounded by mature vegetation which forms a physical and visual boundary between

the immediate setting of the asset and the wider setting of agricultural land beyond. It is anticipated that the immediate setting of the cottage will be preserved. Overall it is judged the wider agricultural setting of the Grade II listed building makes a lesser contribution to its significance than the immediate setting.

Old Cottage, Donkey Lane

3.5.6 Old Cottage (**Figure 4, ref: S2**) is located within the centre of the Site, the building was listed Grade II in 1983 (Historic England ref: 1187082), therefore it is an asset of high significance. The Historic England listing description is given below:

DONKEY LANE 1. 5403 Fernhill Old Cottage TQ 24 SE 1/17 II 2. Probable C17 timber-framed cottage. Set sideways to road. Two storeys. Ground floor painted brick. First floor tile hung. Tiled roof. External brick chimney stack to west with base of Charwood Stone. Three casements. Later porticoed wood and tiled weather porch.

3.5.7 It is considered that, as with Lilac Cottage to the north, the wider agricultural setting of the Grade II listed building will make a lesser contribution to its significance than the immediate setting, which is enclosed by mature vegetation.



Figure 5: Photograph showing the mature vegetation between Donkey Lane and the wider agricultural land

3.6 Locally designated assets

3.6.1 There are several locally listed assets within the study area, these include locally listed buildings and archaeological notification areas (ANA). The Crawley Local Building List (CBC 2010) uses the following criteria to assess which buildings and structures in Crawley merit inclusion on the local list:

- **Historic Interest.** The age of a building and the extent to which it is a good example of its period or illustrates an important phase in Crawley's history, such as its redevelopment as a New Town. There may be historic interest associated with the original use of the building or with locally notable people or events.
- **Architectural Interest.** The building may have been designed or constructed by a nationally or locally notable architect or building firm. It may be a good example of the local vernacular or use local building materials.

- **Group and Townscape Value.** The building may be a local landmark or play an important role in the townscape or local scene. There may be aesthetic value in the position of the buildings in its setting.
- **Intactness.** Where a building is of local architectural or historic interest one would expect a high proportion of its historic features such as sash windows, porches and doors to remain intact to merit local listing. However, if a building would otherwise be of national architectural and historic interest, but has been too altered for statutory listing, it may be merit inclusion on the local list.
- **Communal Value.** The extent to which a building or structure is valued by the local community should also be considered. It may be of commemorative or symbolic value such as a war memorial, of social value, perhaps if it is a public building or spiritual value if it is a church.

3.6.2 These criteria are broadly analogous to the Historic England defined ‘heritage interests’ detailed in **Section 2**.

3.6.3 As with the statutory designated assets, **Table 7** lists the locally listed assets that have been scoped out due to distance, lack of inter-visibility and existing mature vegetation. None of the locally listed buildings that have been scoped out have been listed due to their *Group and Townscape Value*, therefore it is considered that the setting of these assets are not a substantial contributor to their significance.

Table 7: Locally designated heritage assets scoped out

Designated heritage asset	Type	Significance	Reason For Scoping Out
Touchwood Chapel	Locally listed building	Medium	Inter-visibility and existing mature vegetation
Gatwick House	Locally listed building	Medium	Inter-visibility and existing mature vegetation
1 Pullcotts Farm Cottages	Locally listed building	Medium	Inter-visibility and existing mature vegetation
Burstow Hall	Locally listed building	Medium	Distance/inter-visibility
Cottage in the Wood	Locally listed building	Medium	Distance/inter-visibility
Parsons Pig Inn	Locally listed building	Medium	Distance/inter-visibility
The Open Door	Locally listed building	Medium	Distance/inter-visibility
Site of an Iron Age Cremation Cemetery, Tinsley Green, Crawley	ANA	High	Distance/inter-visibility
Roman Occupation, Balcombe Road, Crawley	ANA	High	Distance/inter-visibility
Toovies Farm Medieval Earthworks, Crawley	ANA	High	Distance/inter-visibility

3.6.4 Following this scoping exercise only two locally listed buildings are considered to be potentially affected by development on the Site. These assets are summarised in **Table 6** below and shown on **Figure 2**.

The following section details these assets, including their setting.

Table 8: Locally designated heritage assets which may be impacted

Designated heritage asset	Type	Significance	HCR number
Poplars, Fernhill	Locally listed building	Medium	L1
Royal Oak House, Peeks Brook Lane	Locally listed building	Medium	L2



Figure 6: Poplars, Fernhill Road



Figure 7: Royal Oak House, Peeks Brook Lane

Poplars, Fernhill Road, RH6 9SY

3.6.5 Locally listed in 2010 for its *historic* and *architectural* interest, this is a detached, mid-19th century house with 3 bays and a central porch. It is thought the ground floor bay windows are later additions. The building retains its original slate roof, but the windows have been replaced with uPVC and the front door is not original.

3.6.6 The building is surrounded by mature vegetation and as the asset is not listed due to its *historic* and *architectural* interest, it is thought that the wider agricultural setting (which the Site comprises) makes a minor contribution to its significance.

3.6.7 Royal Oak House, Peeks Brook Lane, RH6 9ST

3.6.8 Locally listed for its historic and architectural interest, this Queen Anne style villa of the 1880s has a picturesque jettied first floor gable end and a side bay window. The windows are characteristic of the Queen Anne style with 6-pane over 2-pane sash windows. The building has been heavily rendered. It is thought the smaller building to the rear may be an earlier 19th century cottage.

3.6.9 As with the Poplars house, Royal Oak House is surrounded by mature vegetation and as the asset is not listed due to its *historic* and *architectural* interest, it is thought that the wider agricultural setting (which the Site comprises) makes a minor contribution to its significance.

3.7 Undesignated heritage assets

3.7.1 The Historic Environment Record (HER) identifies several undesignated heritage assets within the study area. These include historic farmsteads, findspots, features found during archaeological fieldwork and other assets deemed worthy of including in the HER. **Table 9** is a gazetteer of the undesignated heritage assets which are shown on **Figure 10**.

Table 9: Undesignated heritage assets within 1.5km study area

Undesignated heritage asset	HER number	Type	Significance	HCR number
Field Boundary, Crawley	MWS14283	Field boundary	Low	U1
Rose Cottage Historic Farmstead, Crawley	MWS13461	Farmstead; farmhouse	Low	U2
Riverington Farm Historic Farmstead, Crawley	MWS13432	Farmstead	Low	U3
Antlands Lane West, Shipley Bridge, Crawley, West Sussex: Results of Archaeological Watching Brief	MWS8320	Negative evidence	Low	U4
Little Teizers (Teizers Inn Farm) Historic Farmstead, Crawley	MWS12080	Farmstead	Low	U5

Site of Allen's Farm Historic Outfarm, Crawley	MWS9277	Outfarm; u shape plan	Low	U6
Roman occupation - Horleyland	MWS932	Findspot	Low	U7
The Cottage in the Wood, Balcombe Road, Crawley: Results of Historic Building Information	MWS9014	House; jetty; post; inglenook; chimney stack; bay window; casement window; noggin	Low	U8
Site of Roles Farm Historic Farmstead, Crawley	MWS13451	Farmstead	Low	U9
Site of Pickett's Barn Historic Outfarm, Crawley	MWS13322	Outfarm	Low	U10
Gatwick Airport: Proposed Hotel, Edgeworth Site, Buckingham Gate, Crawley	MWS12089	Boundary ditch; rubbish pit; pit; wall	Low	U11
Flint arrowheads - Gatwick	MWS727	Findspot	Low	U12
Roman pottery and coins - Gatwick	MWS933	Findspot	Low	U13
Gatwick Upper Mole Flood Storage Reservoir: Results of Archaeological Investigation	MWS11621	Tree throw; pit; ditch; palaeochannel	Low	U14
Oval Enclosure, Crawley	MWS14282	Oval enclosure; bank (earthwork); ditch	Low	U15
Land East of Balcombe Road, Crawley: Results of Archaeological Investigations	MWS14712	Pit; pit; post hole; boundary ditch; ditch; field system?; ditch; enclosure?; boundary ditch?; ditch; field system; ditch; fence?; pit; post hole; pit; field boundary; double ditch; ditch; boundary ditch; pit; lime kiln; pit	Low	U16

3.7.2 The majority of these identified assets will not be impacted by development on the Site, but allow an evaluation of the historic environment potential of the wider study area and consequently the Site. The presence of several historic farmsteads in the study area points to the potential for below ground (archaeological) remains, probably relating to medieval and post-medieval agriculture. The presence of Romano-British archaeological remains in the study area increases the potential for remains of this period to be present at the Site. However, it is expected these remains if found would only be of minor local significance.



Figure 8: Looking east towards Riverington Farm across the field boundary feature identified in the HER Figure 9: Rose Cottage, Crawley

3.7.3 It is anticipated these undesignated heritage assets are not significant enough to influence the design

of the development. It is considered that the LPA may require archaeological field evaluation to further assess the significance of the field boundary identified in the HER (HCA ref: U1) and the archaeological potential of the Site as a whole. Archaeological field evaluation is likely to be a requirement during the planning process as there have been no previous intrusive archaeological investigations on the Site. Field evaluation may uncover further undesigned heritage assets (in the form of archaeological remains) across the Site. However, it is unlikely these will be remains of high significance and could be preserved 'by record'.

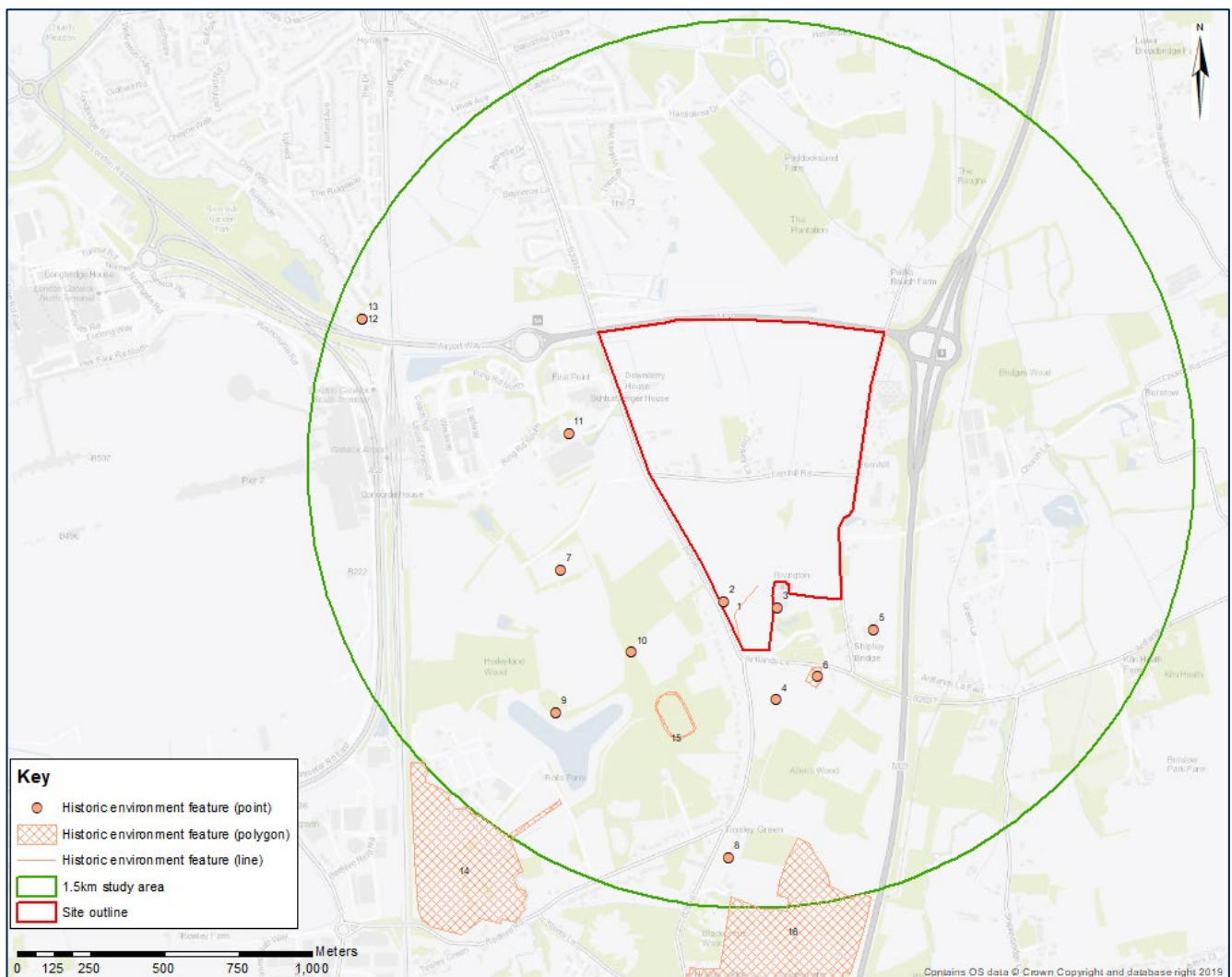


Figure 10: Undesignated heritage assets

3.7.4 Three of these assets border or are within the Site; a field boundary (HCR reference U1, **Figure 8**), Rose Cottage historic farmstead (HCR reference U2, **Figure 9**) and Riverington Farm historic farmstead (HCR reference U3, **Figure 8**).

3.8 Past archaeological investigations

3.8.1 No past archaeological investigations have been carried out within the Site. A total of seven archaeological investigations have been conducted within the study area, comprising both desk-based assessments along with archaeological fieldwork investigations. The results of these investigations are summarised in **Table 10** and shown in plan on **Figure 11**.

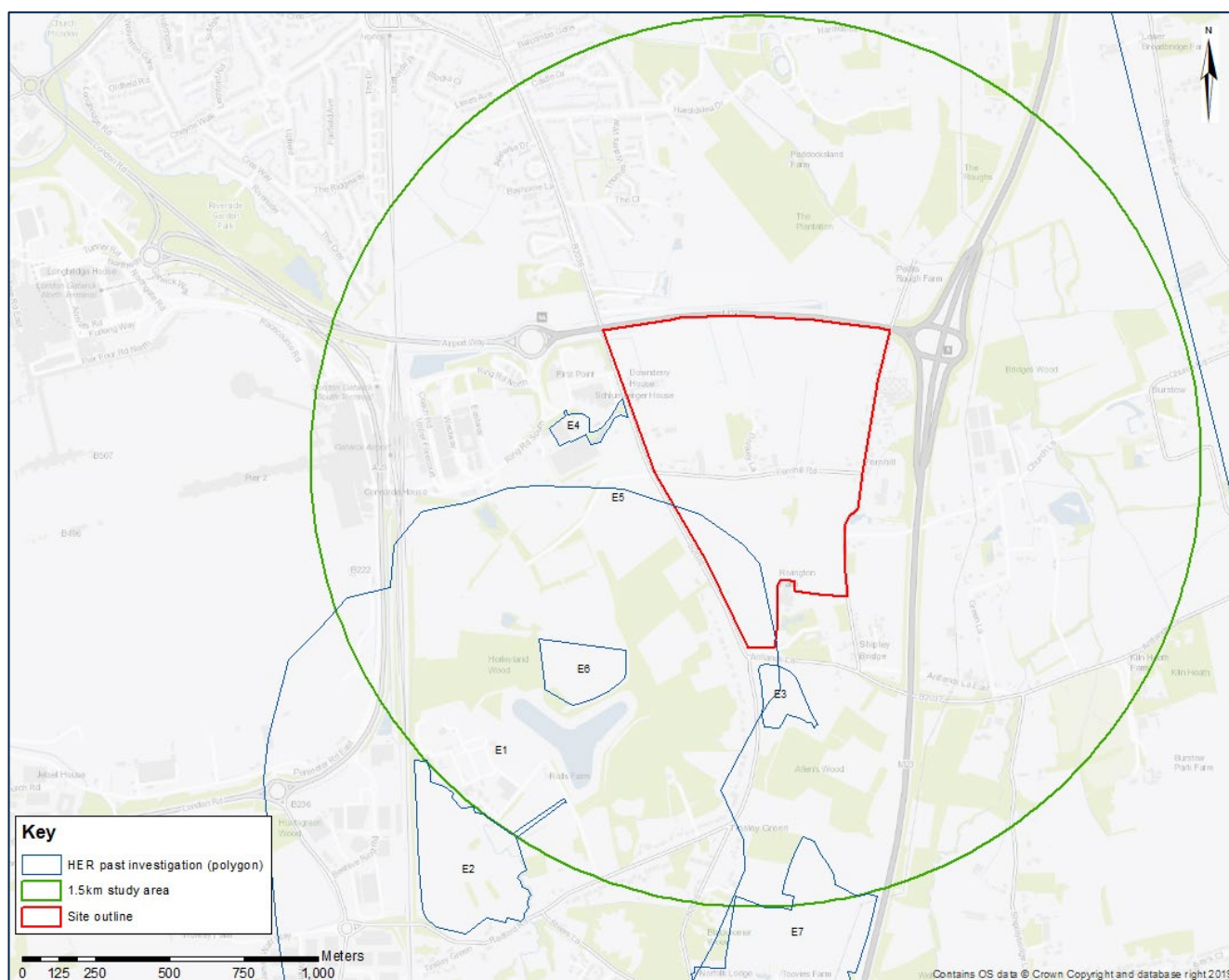


Figure 11: Past investigations

3.8.2 Overall the investigations highlight varying levels of archaeological potential within the vicinity of the Site and it is possible that finds of a similar date may also be located within the proposed development area.

Table 10: Past investigations within 1.5km study area

Past investigation	HER ID	Date	HCR number
<p>Gatwick Airport, Pollution Control Lagoon, Desk-Based Assessment & Field Reconnaissance</p> <p><i>An archaeological desk based assessment was undertaken of the site at Gatwick Airport Pollution Control Lagoon. The sites archaeological potential for the Palaeolithic, Mesolithic and Neolithic periods was seen to be low. The archaeological potential for the Bronze Age period was seen to be low to medium as evidence for settlement activity has been identified close to the study site dating to this period. The sites archaeological potential for the Iron Age period was seen to be medium. During this period there was an increase in settlement and industry with evidence of local iron ore deposits and settlement remains found to the north and south of the site.</i></p> <p><i>The archaeological potential for the early Medieval period was seen to be low. The archaeological potential for the Medieval period however was seen to be high. The study site is seen to be within close proximity to a scheduled Medieval village and as a result it was suggested that associated field systems could be anticipated.</i></p> <p><i>Archaeology associated to iron working during this period could also be encountered. The archaeological potential for the post-medieval and early modern period was seen to be medium to high. It was presumed that the archaeology from this period would most likely relate to either agricultural activity or WWII defensive features associated to a nearby former RAF airfield. It was recommended that a watching brief should take place on the site in order to access the potential for any possible archaeology that may exist on the site.</i></p>	EWS1457	2015	E1
<p>Gatwick Upper Mole Flood Storage Reservoir: Archaeological Investigations</p> <p><i>An archaeological evaluation was undertaken in advance of the construction of the Flood Storage Reservoir at Gatwick Airport.</i></p> <p><i>A total of 49 trial trenches were excavated which revealed a significant amount of finds dating to the Mesolithic period thought to be of possible national significance. A number of other finds and features dating to the prehistoric period also indicate a significant level of activity during these periods. The evaluation uncovered evidence that would also indicate land clearance during the prehistoric period however the nature and extent of the clearance of the land and its possible subsequent agricultural exploitation was not fully defined or understood. The evaluation showed that there are known heritage assets which may be affected by the proposed development, some of which could possibly be seen as nationally significant with the rest being seen as local – regional however it was stated that further archaeological work would be deemed suitable in order to record any further archaeology. An archaeological desk-based assessment was also carried out. The assessment concluded that the potential for finds and features dating to the Mesolithic period being identified was high due to the number of finds identified during the evaluation. The remaining periods were seen to have a potential of low-medium.</i></p> <p><i>An Archaeological evaluation was undertaken prior to the construction of a flood storage area to the west of the Crawley Water Treatment Plant, just south of Gatwick Airport. The evaluation identified two ditches within trench 404 dating to the prehistoric period. One of these was thought to be related to a field system however a second was seen to be either a prehistoric barrow or a round house ditch. It was purposed that more archaeological work should be carried out to determine the nature of the ditches.</i></p> <p><i>A monitoring visit was made to the site on Thursday 13th March 2014 to inspect the ground works that had taken place at the site since the last watching brief visit in October 2013. This work mostly involved the construction of the new, northern flow control structure and the excavation of portions of the new stream channel, in areas 2 and 4. During the time of the site visit the focus of work on site appeared to be the expansion of the earthen bank associated with the new flow control structure. This was achieved by material being moved from stock pile sites near to the structure, dumped onto the bank and then compressed and shaped via various plant. No new penetrative ground works were seen during the course of the visit and no archaeological features or finds were observed.</i></p>	EWS1328	2014	E2
<p>Antlands Lane West, Shipley Bridge, Crawley - Archaeological Watching Brief</p> <p><i>An archaeological watching brief was undertaken at Antlands Lane West, Shipley Bridge, Crawley. Although the site was relatively large no archaeological finds or features were recorded during the watching brief.</i></p>	EWS1423	2015	E3
<p>Gatwick Airport: Proposed Hotel, Edgeworth Site, Buckingham Gate, Crawley</p>	EWS1513	2015	E4

<p><i>Desk-based Assessment for the proposed development of a new hotel on land within the curtilage of Gatwick Airport. The proposed development area is immediately adjacent to two Grade II Listed Buildings, and consists of the demolition of an existing building. The potential for the site to have contained significant archaeological deposits has been assessed as moderate to low, although an archaeological evaluation would be reasonable.</i></p>			
<p>Gatwick Airport R2 Heritage Assessment: LiDAR Analysis</p> <p><i>Analysis of LiDAR data for 7400ha surrounding Gatwick Airport was undertaken as part of the heritage assessment works relative to the proposed second runway (R2) at the airport. LiDAR data collected by the Environment Agency was manipulated and visualised in conjunction with an assessment of existing HER records in order to identify, characterise and map previously unrecorded features of archaeological interest. Over 200 new features were documented, mostly relating to historic agriculture and land division, but also including several undocumented earthworks, enclosures, mounds and other features likely to be of archaeological importance.</i></p> <p><i>A study number (or 'AOC' number) was allocated to every feature digitised. On identification each feature was allocated a 'class', indicating the best estimate of the nature of the feature identified, and a 'super-class' was then applied in order to group features into the following categories: Agricultural, Earthwork or enclosure, Mound, Quarries, pits and ponds, Roads and tracks, Indeterminate and Non-archaeological. In order to complement the analysis of aerial imagery undertaken in 2014, the corresponding features were assessed in the LiDAR data. Many of the features identified in that study are missing from the LiDAR data, often owing to construction or changes in land use since the time of the photography. As part of the initial archaeological assessment works, a walkover survey was carried out. This walkover identified 20 features of likely possible archaeological significance.</i></p>	EWS1739	2016	E5
<p>Gatwick Airport Development (Balancing Pond North)- Geophysical Survey</p> <p><i>A magnetometer survey was carried out at the proposed site of a drainage pond, South-East of Gatwick Airport. The site covers a total area of around 4.8ha and is under consideration for the construction of drainage balancing ponds and flood storage areas. The site is mainly grassland, but has in part been planted with trees. It is on a bedrock of Cretaceous Wealden Mudstone.</i></p> <p><i>The magnetometer readings were collected along transects 1m apart using Bartington 1m fluxgate gradiometers. The survey results shows various magnetic disturbances, although few appear to be of archaeological significance. Various wooded and obstructed areas of the site could not be surveyed but findings from the remainder of the survey include a number of strong linear responses representing iron pipes and other recent disturbances. Alignments between some of the magnetic anomalies suggest they are linked by nonferrous pipes or services. There are also strong isolated magnetic anomalies indicating buried iron objects, as well as localised disturbed areas suggesting deposits of ferrous and other debris (rubble, concrete). There is also strong magnetic activity along a track across the site.</i></p> <p><i>Very few of the detected features show any of the characteristics to be expected from archaeological findings. A few individual magnetic anomalies show rounded profiles, which can be a characteristic of silted pits. However, these are small and inconclusive and do not suggest the presence of any concentrations of archaeologically significant findings. They are not clearly distinguishable from other small background magnetic anomalies which could be of natural or non-archaeological origin.</i></p>	EWS570	2017	E6
<p>Land East of Balcombe Road, Crawley - Archaeological Investigations</p> <p><i>An archaeological evaluation and strip, map and sample excavation was carried out at Land east of Balcombe Road, Crawley, in advance of development of the site. The fieldwork comprised the excavation of 151 trenches within three separate fields A, B and C along with a 2500m2 strip, map and sample excavation area in Area B. Small quantities of prehistoric and medieval pottery were recovered from a number of features and evidence of a Late Bronze age, Iron age and medieval phases of activity was represented by small amounts of industrial activity recovered from ditches and pits.</i></p> <p><i>Upper Palaeolithic to the Late Neolithic: There is little evidence of prehistoric activity with only small quantities of struck flint recovered from within Areas A and B.</i></p>	EWS1884	2019	E7

Late Bronze Age: Area C produced a moderate amount of evidence for late Bronze Age activity, mainly within the centre and the northeast of the site. One of the ditches contained some of the earliest pottery found on site. This ditch is thought to be part of an enclosure forming an early boundary or land division, and likely to have connected to two further ditches (one orientated north-south and the other east-west) to form either a field system or enclosure. These ditches all have multiple dark fills suggestive of continued use and have produced a large amount of pottery dating to the late Bronze Age. The pottery recovered may have been part of three vessels deliberately placed within the ditch. To the east of the main ditch were two undated pits and a possible terminus. It is likely that these features are related to the enclosure and are an indication of activity outside the enclosure, possibly part of a fence line or general pitting of the area. Several possible Bronze Age features were identified outside the enclosure area. These include two boundary ditches, a small posthole/pit and pit, which contained four bodysherds of Bronze Age pottery. These possibly represent further Bronze Age subdivisions of land and areas of infrequent pitting. It is likely that this area represents the continuation of the outskirts of a Bronze Age settlement or farmstead with small amounts of activity taking place in this area.

Iron Age / Roman: Late Iron Age/Roman features were present in Area B and C in the form of field systems, postholes and pits. The most substantial feature was observed in Area B and was comprised of a large multiple fill northeast-southwest ditch. This ditch was also excavated during the strip, map and sample excavation. The large Iron Age ditch was comprised of multiple silty clay fills, a recut then a final fill associated with disuse. The ditch became increasingly shallow until its termination, possibly suggesting a change in landscape or historic topography. Three associated postholes continued northeast on the ditches alignment. These features may constitute the fenced continuation of the boundary or the truncated remains of the ditch. The ditch served to divide the mitigation area into two. The western area revealed nine small postholes and a pit each heavily truncated by rooting. They are thought to be cotemporary with the Iron Age ditch. These did not form any pattern or alignment and it is possible that truncation may have removed further features within the group. The eastern half of the mitigation area contained eleven small postholes, three pits and a shallow north-south aligned ditch terminus. All were undated with a similar level of truncation to the postholes and pits as those observed west of the ditch and are most likely part of the same time scale of occupation. North of this ditch was another moderate sized northeast-southwest ditch. Iron Age pottery was found within its fill and it is likely to represent another Iron Age field boundary. Double ditches were also observed and their alignment suggests that they form a corner of an enclosure or boundary. Possible Iron Age pottery was recovered. A single Roman coin was found within the subsoil during the excavation phase dated to the AD 2nd century. It was not associated with any feature and due to its location within the subsoil cannot be taken as evidence of specific Roman activity within the area.

Medieval: Area A's only dateable feature was a ditch oriented east-northeast–west-southwest. One sherd of 13th-14th century medieval was recovered from its fill. It is likely that the majority of other features are contemporary with this and represent some low status agricultural activity south of Toovies Farm. There is a small amount of medieval activity located in the south-western edge of Area C, near the current location of the farmhouse. A small amount of pottery was recovered within a moderate boundary ditch and pit. A ditch ran on a northwest-southeast alignment and is smaller than most of the prehistoric ditches present on site and contained medieval pottery from the 14th century. East of this ditch was a pit containing mid-15th- to mid-16th- century pottery from the fill.

Post-medieval: There is a small amount of post-medieval activity located within the south and eastern edges of site with a small amount of industrial material recovered. A post-medieval lime kiln site was also identified but not excavated.

Overall, the archaeological fieldwork has produced residual evidence of early prehistoric activity comprising flint work of possible Upper Palaeolithic – Middle Bronze Age date. Evidence of Late Bronze Age land division was also identified. Further later prehistoric land division dating to the Late Iron Age/Early Roman period and low level medieval/post-medieval activity was also encountered.

4.0 Recommendations

4.1 Introduction

4.1.1 This Heritage Constraint Appraisal has been produced to provide a review of available documentation and data in order to provide advice to the client with regard to the development potential for the Site.

4.2 Built heritage

4.2.1 The LPA is likely to require a **Heritage Statement** as part of a planning application (the Local Plan adopted in 2015 refers to this as a Heritage Impact Assessment). The Heritage Statement will provide a detailed understanding of the heritage significance of the assets and assess the impact of the proposed scheme on that significance. Professional expert opinion will be used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, as set out in Historic England's Conservation Principles (HE 2019).

4.2.2 It is anticipated that the forthcoming development proposals will not materially impact any known built heritage assets, either statutory listed buildings or locally listed buildings. Therefore it is judged that the only potential development impact to the identified assets will be to a change in their setting.

4.2.3 The key heritage constraint on the Site is the Grade II statutory listed buildings (Old House and Lilac House), and the effects development might have on the setting of these building. The proposals must be sensitive to the context of the listed buildings and must seek to "*preserve or enhance the design and character ... and have regard to its historic significance*" in accordance with adopted Local Plan policy CH15.

4.2.4 There are several locally listed buildings in the immediate vicinity of the Site. Local listing is a way of acknowledging to owners and decision makers that the building is of value to the local scene, character or history. Whilst this designation holds less heritage significance than statutorily listed buildings it can nevertheless represent a constraint to future development. The current local plan (2015 – 2030) states, in relation to locally listed buildings that "*development should also maintain features of interest, and respect or preserve the character or setting of the building*". The Heritage Statement must demonstrate that any proposed development has taken into account the historic, architectural, townscape and communal interest of any buildings that are likely to be affected (in line with CBC policy CH16).

4.3 **Archaeology**

4.3.1 The Site is unlikely to contain any remains of national significance. However, there may be below-ground remains associated with the previous historic farmsteads (which are visible on the historic OS maps).

4.3.2 The LPA archaeological advisor is likely to require an archaeological desk-based assessment as part of a planning application. Site based archaeological work may also be required under the terms of a standard planning condition, dependant on the expected scheme impacts. This may comprise a staged programme of archaeological evaluation and mitigation (i.e. excavation and/or a watching brief).

4.4 **Conclusion**

4.4.1 This Heritage Constraints Appraisal concludes that based on the available evidence, there are no significant or material heritage constraints to the development of the Site, provided inherent and additional mitigation is incorporated into the proposals.

4.4.2 It is judged this Heritage Constraints Appraisal is sufficient to inform and support the ongoing promotion and proposed allocation of the site via the Council's Local Plan review.

5.0 Appendix 1: Planning Policy

5.1 Statutory protection

Listed buildings and conservation areas

5.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.

5.1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that with regard to applications for planning permission affecting listed buildings or its setting:

“s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

5.1.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that with regard to application for planning permission within conservation areas:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

5.2 National Planning Policy Framework

5.2.1 The Government issued a revised version of the National Planning Policy Framework (NPPF) in February 2019 (MHCLG 2019) and supporting revised Planning Practice Guidance in 2019 (MHCLG 2019).

5.2.2 The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social and environmental objectives.

5.2.3 **Section 16** of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which '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' (para 184).

5.2.4 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. NPPF **Section 16** is reproduced in full below:

Proposals affecting heritage assets

Para 184. 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 *[footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance]*. 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 *[Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making]*.

Para 185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

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

character of a place.

Para 186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) Assess the significance of heritage assets and the contribution they make to their environment; and
- b) Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Para 189. 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 relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. 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.

Para 191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset the

deteriorated state of the heritage asset should not be taken into account in any decision.

Para 192. 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 conversation;
- 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.

Considering potential impacts

Para 193. 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.

Para 194. 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. Substantial harm to or loss of:

- a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and Grade II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. *(Footnote: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).*

Para 195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits

that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Para 196. 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 197. 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 198. 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 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible¹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 200. 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

¹ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository

positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

5.3 Local planning policy context

5.3.1 The Site is located in West Sussex, in the borough of Crawley. The Crawley Borough Local Plan 2030, which sets out the planning policy framework to guide development in Crawley up to 2030. Crawley Borough Council's committee draft Local Plan is currently going through the committee cycle with Reg 19 consultation to take place in January - March 2020.

5.3.2 The Crawley Borough Local Plan 2015 – 2030 includes policies CH12, CH15 and CH16 which relate to heritage assets and are relevant to the development area.

Policy CH12: Heritage Assets

All development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.

Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of the development, and any measures adopted to ensure the heritage asset is respected, preserved or enhanced or, for exceptionally significant development, relocated.

If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, and it has been demonstrated its site is essential to the development's success, proposals will need to demonstrate how they have recorded the heritage asset:

- i. in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or*
- ii. in the case of standing structures, to a minimum of Historic England recording Level 2, or higher if specified by the council.*

Applicants are also required to notify any relevant parties including Historic England and submit their recording to the Historic Environment Record (HER).

Applicants should demonstrate that the benefits of the entire scheme outweigh the loss of the asset and that any replacement scheme is of equal quality in terms of its design.

Policy CH15: Listed Buildings and Structures

To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national legislation, policy and guidance.

Any changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features. Listed Buildings should be retained and, therefore, the demolition, or part thereof, of a Listed Building will only be acceptable in exceptional circumstances, where

- i. there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and*
- ii. a significant benefit that cannot have facilitated the retention of the building can be demonstrated.*

If demolition is seen to be acceptable, the council will require the building to have been recorded to Historic England Level 4 and submitted to the Historic Environment Record. Any development

on the site of a demolished Listed Building must have regard to the original building.

Policy CH16: Locally Listed Buildings

All development will seek to secure the retention of buildings included on the Crawley Borough Local Building List.

Development should also maintain features of interest, and respect or preserve the character or setting of the building. Development proposals affecting Locally Listed Buildings must demonstrate in the Heritage Impact Assessment that proposals take account of the following criteria:

- i) The Historic interest of the building.*
- ii) The Architectural interest of the building.*
- iii) The Townscape value of the building.*
- iv) The Communal value of the building and its surroundings.*

Proposals seeking the demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances if the development proposals:

- a) reflect or retain the key features of the original building; and*
- b) significantly outweigh the merit of retaining of the original building with regard to social, economic and environmental benefit to the wider area; and*
- c) records the building up to Historic England Level 4, unless previously agreed with the Local Planning Authority, and submits that record to the Historic Environment Record in consultation with the Local Authority.*

The council will also assess the merit of designating new locally listed buildings in consultation with local residents and will define the characteristics of the buildings that warrant this level of protection.



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