



Homes
England

West of Ifield, Crawley

Environmental Statement:

Volume 1: Main Report

CHAPTER 10: CULTURAL HERITAGE

Version 1 - Planning submission

July 2025



10 CULTURAL HERITAGE

10.1 Introduction

- 10.1.1 This chapter of the ES reports on the identification and assessment of likely significant cultural heritage effects to arise from the demolition and construction stage and operational stage of the Proposed Development.
- 10.1.2 The chapter describes the cultural heritage legislation, policy and guidance framework; the methods used to assess the potential impacts and likely effects; the baseline conditions at the Site and within the study area; the likely cultural heritage effects and the setting out of proposed mitigation measures, where feasible, in respect of any identified likely significant effects; proposed additional mitigation and any enhancement measures where applicable; the significance of residual effects; and inter-project cumulative effects.
- 10.1.3 The chapter is supported by the following technical appendices in ES Volume 2:
- Technical Appendix 10.1: Cultural Heritage Baseline Assessment (Arcadis 2019¹);
 - Technical Appendix 10.2: Geophysical Survey Report (Headland Archaeology 2019²);
 - Technical Appendix 10.3: Archaeological Evaluation (Wessex Archaeology 2021³);
 - Technical Appendix 10.4: Statement of Significance and Impact Assessment (PCA Heritage 2025⁴); and
 - Technical Appendix 10.5: Historic environment remote sensing report (PCA Heritage 2025⁵).

10.2 Policy Context and Guidance

- 10.2.1 The cultural heritage assessment has been undertaken within the context of the following legislative framework, relevant planning policies and guidance documents:
- National Legislation and Policy:
 - Ancient Monuments and Archaeological Areas Act 1979;
 - Planning (Listed Buildings and Conservation Areas) Act 1990;
 - National Planning Policy Framework (NPPF) 2012 (updated 2024); and
 - Planning Practice Guidance (PPG) – Historic Environment 2014 (updated 2019).
 - Local Policy:
 - Horsham District Planning Framework (adopted 2015): Policy 34 Cultural and Heritage Assets
 - Rusper Neighbourhood Plan 2018-2031⁶, specifically policy RUS4: Local Heritage Assets. The policy designates certain buildings or structures as Local Heritage Assets in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the parish. This is in addition to, but separate from, those properties which are Grade I or Grade II listed and which are scheduled thus by Historic England.
 - National guidance and industry standards:

¹ Arcadis, 2019, Land West of Ifield: Cultural Heritage Baseline Assessment (unpublished report)

² Headland Archaeology, 2019, Land West of Ifield, West Sussex, Geophysical Survey Report (unpublished report)

³ Wessex Archaeology, 2021, West of Ifield Site A, Rusper Road, West Sussex: Archaeological Evaluation (unpublished report)

⁴ PCA Heritage, 2025, West of Ifield: Cultural Heritage Appendix 10.4: Statement of Significance and Impact Assessment (unpublished report 10110/R04)

⁵ PCA Heritage, 2025, West of Ifield: Historic environment remote sensing report (unpublished report 10110/R05)

⁶ Rusper Neighbourhood Plan 2018-2031

- Chartered Institute for Archaeologists, Standard and Guidance for Historic Environment Desk-based Assessment⁷;
- Chartered Institute for Archaeologists, Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment⁸;
- Historic England, Conservation Principles for the Sustainable Management of the Historic Environment (consultation draft)⁹;
- Historic England, Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2¹⁰ ;
- Historic England, Statement of Heritage Significance: Analysing Significance in Heritage Assets¹¹
- Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3¹²;
- Institute of Environmental Management and Assessment, Principles of Cultural Heritage Impact Assessment in the UK¹³;
- Institute of Historic Building Conservation, *Conservation Professional Practice Principles*¹⁴; and
- Planning Practice Guidance (PPG): Historic Environment 2014 (updated 2019).

10.3 Consultation

10.3.1 Horsham District Council (HDC) originally adopted a scoping opinion for a potential, outline application in November 2020 (HDC ref. EIA/19/0004). A revised scoping opinion request was submitted to HDC for a proposed hybrid application in 19th October 2023. On 27th November HDC issued a revised scoping opinion (HDC ref. EIA/23/0007). An updated scoping opinion request was submitted to HDC to take account of changes to development proposals on 21st May 2024. A formal ES Scoping Opinion for the updated proposed hybrid application was issued in July 2024 (HDC ref. EIA/24/0003). For the development of this chapter, all of the relevant scoping responses have been thoroughly reviewed and incorporated.

10.3.2 Table 10-1 summarises the key ES Scoping Opinion responses and separate consultations that have been undertaken with respect to the cultural heritage assessment.

Table 10-1: Summary of Consultation		
Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
Historic England letter, 27 October 2020 pre-application advice	'The ES should contain a thorough assessment of the likely effects the proposed development might have on those elements which contribute to the significance of heritage assets;	See ES Volume 2 Technical Appendix 10.4
	there should be close collaboration of cultural heritage and landscape/visual impact assessment;	See ES Chapter 11: Landscape and Visual Impact
	there should be an integrated landscape approach to assessment of heritage assets (both designated and undesignated);	See ES Volume 2 Technical Appendix 10.4

⁷ CIfA, 2020, Standard and Guidance for Historic Environment Desk-based Assessment

⁸ CIfA, 2020, Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment

⁹ Historic England, 2017, Conservation Principles for the Sustainable Management of the Historic Environment (consultation draft), Swindon: Historic England

¹⁰ Historic England, 2015, Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2, Swindon: Historic England

¹¹ Historic England, 2019, Statement of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Swindon: Historic England

¹² Historic England, 2017, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (Second Edition), Swindon: Historic England

¹³ IEMA, 2021, Principles of Cultural Heritage Impact Assessment in the UK, Lincoln: IEMA

¹⁴ Institute of Historic Building Conservation, 2017, Conservation Professional Practice Principles, Tisbury

Table 10-1: Summary of Consultation

	assessment should take account of the potential impact which associated development activities (such as construction, servicing, maintenance, and associated traffic) might have upon perceptions, understanding, and appreciation of heritage assets in the area;	See ES Volume 2 Technical Appendix 10.4
	assessment should consider the likelihood of alterations to drainage and groundwater patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits;	See ES Volume 2 Technical Appendix 10.4. For Phase 1 of the Proposed Development, filter drains are proposed to be implemented adjacent to the proposed Crawley Western Multi-Modal Corridor (CWMMC). The filter drains would be designed to intercept overland flow only and to avoid intercepting groundwater as that would impact on the drainage design. In addition, given that the underlying strata of the northern part of the Site is clay, the proposed drainage strategy for the detailed Phase 1 elements would be to redirect the water to the existing watercourses within the Site, rather than to infiltrate directly to the ground. It should be noted that the existing ground slopes downwards from the off-site scheduled monument towards the proposed CWMMC. Additionally, a thick sequence of Weald Clay Formation (>200 m) overlies the target aquifer which prevents any direct hydraulic connection between the aquifer of proposed abstraction and surface water features and as such, no scheduled monuments will be impacted by de-watering effects.
	the setting of Parish Church of St Margaret and potential impacts on its significance will need to be examined in detail within the heritage baseline assessment and the ES chapter;	See ES Appendices 10.1 and 10.4
	a key requirement for the EIA is to understand the setting of Medieval moated site at Ifield Court, how the scheme would change this and how this may harm the asset's significance;	See ES Volume 2 Technical Appendix 10.4
	information on traffic volumes of along the proposed relief road and the potential impact of this on Medieval moated site at Ifield Court will need to be considered within the ES;	For information on traffic volumes on CWMMC see ES Chapter 15: Transport. The potential impact of the change on Medieval moated site at Ifield Court has been considered within

Table 10-1: Summary of Consultation

		ES Volume 2 Technical Appendix 10.4
	research is needed on the former medieval setting and history of the moated site to determine (if possible) whether it was constructed within a wooded or more open arable landscape;	See ES Volume 2 Technical Appendix 10.1
	concerns regarding the prospect of vegetation screening being introduced to the non-designated parkland adjacent to the scheduled monument; the ES to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest;	See ES Volume 2 Technical Appendix 10.4
	the ES should also include a consideration of potential non-designated heritage assets and views on whether these would meet the criteria for national or local designation. The assessment process should also allow for correction of discrepancies between the recorded and actual locations of designated heritage assets’.	See ES Appendices 10.1 and 10.4
Place Services (archaeological advisors to Horsham District Council), 2 November 2020	‘recommend that the ES Cultural Heritage chapter comprise:	--
	a desk-based assessment of the proposed development area;	See ES Volume 2 Technical Appendix 10.1
	a re-assessment of the aerial photographic evidence for the area, including the on-line digital data available on Google Earth. This should include rectification of both archaeological features and paleochannels;	See ES Volume 2 Technical Appendix 10.5
	an assessment should be made of the available LiDAR data for the application site and rectified plots produced of both archaeological and historic landscape features identified;	See ES Volume 2 Technical Appendix 10.5
	it is recommended that a trial area of geophysical survey is undertaken on an area of known archaeological deposits to assess its effectiveness prior to the remainder being surveyed;	See ES Volume 2 Technical Appendix 10.2
	an assessment should be made of the available borehole and BGS data for the site in order to establish the potential for paleoenvironmental deposits within the valleys of the Mole River and the Ifield Brook;	An assessment of borehole data derived from site surveys in connection with the Proposed Development will be provided in an Archaeological Mitigation Strategy at a later date (to be secured via a potential planning condition). There is no BGS data available specifically for the Site.
	an element of ground-truthing, in the form of trial-trenching, will be required to clarify the results of all of the surveys.’	See ES Volume 2 Technical Appendix 10.3
Crawley Borough Council, 27 October 2020; comments and recommendations to	‘The potential for previously unknown below-ground heritage assets needs to be considered and explored;	See ES Appendices 10.1 to 10.4

Table 10-1: Summary of Consultation

make in respect of the proposed scope of the ES		
	Medieval moated site at Ifield Court occupies a rural setting surrounded in all aspects by open countryside that affords far reaching views due to the topography of the site. Any 'built form' development therefore has the capacity to cause harm in the intermediate and far reaching view. Whilst this harm will not be 'physical' the impact upon historic context and legibility is likely to be at the high end of less than substantial;	See ES Volume 2 Technical Appendix 10.4
	any development is likely to affect the skyline which forms part of the setting of Medieval moated site at Ifield Court;	See ES Volume 2 Technical Appendix 10.4
	the ES should establish all the buildings that contribute positively to the special character of Ifield Village conservation area and consequently an impact assessment of the setting of these buildings should also be included;	See ES Appendices 10.1 and 10.4
	further research is necessary to establish the historic context of Ifield and its association with the surrounding land which should inform any proposed development design.'	See ES Volume 2 Technical Appendix 10.1
Place Services (archaeological advisors to Horsham District Council), February-June 2021	Included correspondence relating to the specifications and approval of the trial trenching on the Site.	See ES Volume 2 Technical Appendix 10.3
Historic England, 20 April 2023; correspondence	Confirmation that the advice Historic England provided in their letter dated 27 October 2020 remains a valid summation of Historic England's position regarding the development proposals, and that any recommendations contained within the 2020 letter remain valid.	No additional action required.
Historic England, 8 November 2023; EIA Scoping Opinion	Advice in the form of a scoping opinion which mirrors Historic England's previous advice regarding scoping opinion ref: EIA/20/0004 (issued on 27 October 2020, see above).	No additional action required.
HDC, EIA Scoping Opinion, 27 November 2023	'The proposed Cultural Heritage Chapter in the ES should comprise:	--
	A desk-based assessment of the proposed development area – this should utilise the information available in the West Sussex Historic Environment Record and historic cartographic and documentary sources. This should include an assessment of both the historic environment sites and the historic landscape setting:	See ES Volume 2 Technical Appendix 10.1
	A re-assessment should be made of the aerial photographic evidence for the area, including the on-line digital data available on Google Earth. This should include rectification of both archaeological features and paleochannels.	See ES Volume 2 Technical Appendix 10.5
	An assessment should be made of the available LiDAR data for the application site and rectified plots produced	See ES Volume 2 Technical Appendix 10.5

Table 10-1: Summary of Consultation

	of both archaeological and historic landscape features identified:	
	If a geophysical survey is being undertaken it is recommended that a trial area is undertaken on an area of known archaeological deposits to assess its effectiveness prior to the remainder being surveyed.	See ES Volume 2 Technical Appendix 10.2
	An assessment should be made of the available borehole and BGS data for the site in order to establish the potential for paleoenvironmental deposits within the valleys of the Mole River and the Ifield Brook.	An assessment of borehole data derived from site surveys in connection with the Proposed Development will be provided in an Archaeological Mitigation Strategy at a later date (to be secured via a potential planning condition). There is no BGS data available specifically for the Site.
	An element of ground-truthing, in the form of trial-trenching, will be required to clarify the results of all of the surveys.	See ES Volume 2 Technical Appendix 10.3
	The results of the above will inform the development of a mitigation strategy for both preservation in situ and/or preservation by record where this is not possible.'	The Archaeological Mitigation Strategy will be prepared during the post-determination stage (to be secured via a potential planning condition).
Surrey County Council (archaeological advisors to Horsham District Council), 19 April 2024	A consultation response confirming that further [archaeological] work will be required in order to investigate the anomalies recorded in the 2019 geophysical survey and for areas where the survey was unable to provide reliable data. It further confirmed that it would be reasonable and proportionate to secure any further archaeological investigations by means of an appropriately worded planning condition rather than require any additional works prior to the determination of the application.	No additional action required.
HDC, EIA Scoping Opinion, 15 July 2024, ref EIA/24/0003	The Council's Senior Conservation Officer has commented that he is content the EIA scoping document is comprehensive with regard to heritage. The responses from Historic England and the HDC Archaeologist regarding built heritage and archaeology are to be noted.	No additional action required.
	The Council's Consultant Archaeologist has commented that in recognition of the potential for significant archaeological remains an assessment of the impacts on Cultural Heritage is to be included within the proposed EIA. The proposed methodology for the assessment is satisfactory and the scope of work to inform the assessment is appropriate assuming further work is carried out on the aerial photography and Lidar data sets.	See ES Appendices 10.4 and 10.5
	In the response to the previous scoping opinion, Essex Place Services (EPS) [who act as heritage advisor to HDC] advised that a re-assessment of aerial photographic evidence for the area was required as well as an assessment of the available LiDAR data for the	See Appendix 10.5

Table 10-1: Summary of Consultation

	application site and rectified plots produced of both archaeological and historic landscape features identified.	
	EPS also advised that assessment of available borehole data to establish the potential for paleoenvironmental deposits within the valleys of the Mole River and the Ifield Brook. The applicants have suggested that this work would be better carried out post-determination and the archaeologist can confirm that in this case that would be appropriate.	No additional action required at this stage.
Historic England, 1 May 2025	Latest development proposals outlined to Historic England's Inspector of Ancient Monuments, Kent, East and West Sussex.	No additional action required at this stage.

10.4 Assessment Scope

Technical Scope

- 10.4.1 The term 'cultural heritage' is used in this chapter to refer to the heritage assets within the area of the Proposed Development and wider areas around it (hereafter within this chapter 'the study areas'). The NPPF defines the term 'heritage asset' as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF Annex 2: Glossary).

Spatial Scope

- 10.4.2 Based on typical industry standards, this chapter identifies and assesses the likely significant effects of the Proposed Development on non-designated heritage assets within the Site and within 500m of its boundary, and on designated heritage assets within 1km of the Site boundary (see ES Figure 10.1 and ES Volume 2 Technical Appendix 10.1 Section 2.2).

Temporal Scope

- 10.4.3 The assessment has considered impacts arising during the demolition and construction stage (which would be considered to be temporary and short to long term in nature *e.g.* 5-10+ years) and from the completed development stage, which would be expected to be permanent and long-term in nature (*e.g.* more than 10 years), as per Chapter 2: EIA Process and ES Methodology.

10.5 Baseline Characterisation Method

Desk Study

- 10.5.1 To establish the baseline conditions of the study areas, relevant data was reviewed and assessed. Data was obtained from the following sources:
- National Heritage List for England (NHLE) for data on designated heritage assets (accessed on 22 January 2025);
 - West Sussex Historic Environment Record (WSHER) for data on non-designated heritage assets, historic environment features and previous archaeological investigations (accessed on 9 January 2025, WSHER Reference Number: 202425-084);
 - Local Planning Authority websites for information regarding local planning policies, planning guidance and information on locally-listed buildings;
 - West Sussex County Council website for information on Archaeological Notification Areas (ANAs);
 - West Sussex Record Office (WSRO) for cartographic and documentary sources;

- Online sources including aerial, satellite and LiDAR imagery; and
- Site visits undertaken on 16-19 August 2018, 16 July 2019, 21 January 2020, 15 January 2021, 18 and 24 March 2021, and 28 May 2021.

- 10.5.2 Each heritage asset or group of heritage assets (otherwise known as ‘receptors’) has been given a unique heritage asset number derived from a series beginning with HA001. In total, 75 sensitive receptors have been identified (see ES Volume 2 Technical Appendix 10.4 and Table 10.5).
- 10.5.3 The baseline is described in detail in the accompanying *Cultural Heritage Baseline Assessment* (ES Volume 2 Technical Appendix 10.1) and in summary below (Section 10.9).

Field Study

- 10.5.4 The historic environment baseline used in this assessment includes information derived from the site visits, a geophysical (magnetometer) survey of the Site undertaken in 2019 (ES Volume 2 Technical Appendix 10.2) and an archaeological trial trench evaluation undertaken in 2021 (ES Volume 2 Technical Appendix 10.3).

10.6 Assessment Method

Methodology

Demolition and Construction Stage

- 10.6.1 The assessment methodology used in the production of this chapter adheres to the policies and guidance outlined in Section 10.2 and Chapter 2 of the ES.
- 10.6.2 The initial stage of assessment identified and characterised the cultural heritage baseline of the study areas (what it is and what is known about it) before identifying its individual component parts (its heritage assets). Details of this stage of the assessment can be found in ES Volume 2 Technical Appendix 10.1 *Cultural Heritage Baseline Assessment*.
- 10.6.3 The heritage significance (a description of what is valued about it) of each heritage asset within the baseline, including what is valued about it, and the degree of impact (if any) during the demolition and construction stages of the Proposed Development has been thoroughly assessed and detailed in ES Volume 2 Technical Appendix 10.4 *Statement of Significance and Impact Assessment*. Impacts can be direct or indirect. Direct impacts affect the physical elements of a heritage asset either above or below-ground (*i.e.* to heritage assets within the Site). Indirect impacts affect surroundings in which a heritage asset is experienced (*i.e.* its setting).
- 10.6.4 This chapter assesses effects on historic landscape. For effects on landscape character and visual amenity, see ES Chapter 11: Landscape and Visual Impact.

Completed Development Stage

- 10.6.5 On completion of the Proposed Development no further groundworks are anticipated. As such, there would be no direct impacts on heritage assets within the Proposed Development during the completed development stage.
- 10.6.6 Impacts on heritage assets arising from changes to their setting (indirect impacts) are considered as demolition and construction stage effects, although any such effects would usually continue throughout the completed development stage.

Cumulative Stage

- 10.6.7 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant effect. The ES has thoroughly assessed and considered the

possibility of cumulative effects arising as the result of 26 schemes (See ES Chapter 14: Cumulative Effects).

10.7 Assessment Criteria

- 10.7.1 The general criteria used to assess whether an effect is significant or not is set out in Chapter 2, Section 2.8 and 2.9. Further details specific to cultural heritage are provided herein. Significance of effects are determined by consideration of the sensitivity of the receptor, the magnitude of impact and scale of the effect. In considering the significance of an effect, consideration has been given to the duration and geographical extent of the effect and the application of professional judgement.

Receptor Sensitivity/Value Criteria

- 10.7.2 The sensitivity of receptors has been classified as low, medium or high, in accordance with the criteria set out in Chapter 2, Table 10-2. (Note that the heritage significance of the heritage assets identified in ES Volume 2 Technical Appendix 10.1 has been classified by use of a scale which identifies five levels of significance [negligible, low, medium, high and very high, refer to Appendix 10.1 Table 1] rather than the three used in ES Volume 2 Technical Appendix 10.4. To reconcile the two scales, any heritage assets assessed in ES Volume 2 Technical Appendix 10.1 as being of negligible or low heritage significance are classified in this chapter as being of low heritage significance (sensitivity) and, although none were identified, any heritage assets assessed in ES Volume 2 Technical Appendix 10.1 as being of very high heritage significance would have been classified here as of high heritage significance (sensitivity). Heritage assets of medium heritage significance are classified in this chapter as being of medium sensitivity.

Table 10-2: Receptor Sensitivity Criteria	
Sensitivity	Criteria
Low	Very low importance and rarity, local scale; Low or medium importance and rarity, local scale.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution; Very high importance and rarity, international scale and very limited potential for substitution.

Impact Magnitude Criteria

- 10.7.3 The magnitude of impact has been classified as low, medium or high, in accordance with the criteria set out in Chapter 2 and Table 10-3.

Table 10-3: Impact Magnitude Criteria	
Magnitude of Impact	Criteria
Low (adverse)	Very minor loss or detrimental alteration to one or more characteristics, features or elements of heritage value; Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements of heritage value.
Low (beneficial)	Very minor benefit to or positive addition of one or more characteristics, features or elements of heritage value; Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements of heritage value; some beneficial impact on attribute or a reduced risk of adverse impact occurring.
Medium (adverse)	Partial loss of receptor, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements of heritage value.
Medium (beneficial)	Benefit to, or addition of, key characteristics, features or elements of heritage value; improvement of attribute quality.
High (adverse)	Loss of resource and/or quality and integrity of receptor; severe damage to key characteristics, features or elements of heritage value.
High (beneficial)	Large scale or major improvement of receptor's quality; extensive restoration; major improvement of attribute quality.

10.7.4 The scale of effect arising from change to heritage assets is determined by weighing the heritage significance of each asset against the predicted level of change (in other words, the magnitude of impact). Effects can be beneficial or adverse. This is not intended to lead to a formulaic assessment and professional judgement is used at all stages in the process. Scale of effect criteria are presented in Table 10-4.

Table 10-4: Scale of Effect Criteria			
Magnitude	Sensitivity of Receptors		
	Low	Medium	High
Low	Negligible	Negligible - Minor	Minor
Medium	Negligible - Minor	Minor	Moderate
High	Minor	Moderate	Major

10.7.5 The matrix of effects is graduated, with negligible effects being the least significant, and major effects the most significant. Significant effects are those that are moderate or major. According to this definition, effects that are negligible, negligible - minor or minor are not significant and not considered further, although they would be subject to the same range of mitigation measures as significant effects.

10.7.6 In accordance with Chapter 2, Section 2.9, moderate and major effects are considered significant in EIA terms (shown in grey).

10.7.7 In determining the significance of effects, thorough consideration has been given to the type of effect (e.g. direct or indirect), the geographical extent of the effect and the permanence of the effect (e.g. temporary or permanent).

Nature of Effect Criteria

10.7.8 The nature of the effect has been described as either adverse, neutral or beneficial, as follows:

- **Beneficial** – An advantageous effect to a receptor;
- **Neutral** – An effect that on balance, is neither beneficial nor adverse to a receptor or equally beneficial and adverse; or
- **Adverse** – A detrimental effect to a receptor.

10.8 Assumptions and Limitations

- 10.8.1 The assessment has relied on data provided by third parties (see Section 10.5). It has been assumed that these datasets have been reported correctly.

10.9 Baseline Conditions

Existing Baseline

- 10.9.1 The archaeological and historical background of the Site of the Proposed Development has been assessed in detail in the *Cultural Heritage Baseline Assessment* (ES Volume 2 Technical Appendix 10.1). What follows is a summary drawn from that assessment and the results of subsequent archaeological fieldwork and research. Refer Figure 10.1 for the location of archaeological features.
- 10.9.2 There is no confirmed evidence of any Palaeolithic or Mesolithic activity within the Site or the 500m study area.
- 10.9.3 An archaeological watching brief and associated excavations on the Site were undertaken in 2020¹⁵ in advance of a Thames Water pipeline being laid. These investigations, which broadly coincide with the proposed location of residential areas M7 and M8 shown on Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01), identified the remains of a former roundhouse, probably of Late Bronze Age date, located towards the south-eastern end of the Site. In addition, associated pits, post-holes and field boundaries were identified which are presumed, by their proximity and similarity of fills, to be of a similar age to the former roundhouse.
- 10.9.4 A circular mound and surrounding ditch are located within the northern part of the Site, at the confluence of the River Mole and Ifield Brook. A slightly curving ditch on the north-western side of the feature connects it to the Mole. A second ditch, which survives more clearly on the ground and is quite straight and narrow, leads southward from the mound. The relationship between the mound and these features is unclear. The WSHR provides a number of speculative interpretations for the mound, including a prehistoric tumulus, a settlement site or a medieval motte, but other origins such as an extraction spoil heap or a post-medieval windmill mound are also valid. The mound and ditch coincide with the proposed establishment of natural and semi-natural green space.
- 10.9.5 An archaeological trial trench evaluation of the Site in 2021 (ES Volume 2 Technical Appendix 10.3) identified a small pit in the south-eastern part of the Site (in Trench 51, beneath the proposed M8 residential area shown in Parameter Plan 3: Land Use [WOI-HPA-PLAN-PP03-01]) which contained a concentration of waste pottery shards from at least 10 different vessels, predominantly of Iron Age date but also of Romano-British origin. The concentration of pottery suggests that there was occupation in the immediate vicinity during this period. This suggestion is supported by the results of an archaeological trial trench evaluation undertaken in 2017 on land immediately south of the Site¹⁶ ('The Maples' housing estate) which uncovered a substantial quantity of 1st- to 4th-century AD Romano-British pottery within a north-south aligned ditch.
- 10.9.6 A geophysical survey of the Site undertaken in 2019 (Appendix 10.2) identified a potential enclosure within the proposed residential area M8 shown in Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01). Subsequent trial trenching (ES Volume 2 Technical Appendix 10.3) confirmed this to be a large rectangular Romano-British enclosure measuring approximately 30m by 40m in extent. A number of internal features were recorded. Elsewhere within the Site, the trial trenching uncovered evidence for pits, ditches and postholes, again probably of Romano-British date, and two cremations and a possible roundhouse drip gully of a similar age.

¹⁵ Headland Archaeology Ltd, 2020, Archaeological Watching Brief and Excavation Rusper to Ifield Rising Main Works, West Sussex - Assessment and Updated Project Design

¹⁶ Wessex Archaeology, 2017, Land east of Emmanuel Cottage, Rusper Road, Ifield Road, Crawley, West Sussex, unpublished report

- 10.9.7 In addition to the evidence for prehistoric and Romano-British settlement within the Site, there is also potential evidence (in the form of geophysical anomalies) for ironworking activity, particularly in proximity to the Site's various watercourses.
- 10.9.8 There is no evidence for Anglo-Saxon activity within the Site, although it is known that by 1066 Ifield was a small manor held by Alwig from King Edward (from the Domesday book entry for Ifield hundred). By 1086 William Fitz Ranulph held Ifield from King William¹⁷.
- 10.9.9 Elements of Parish Church of St Margaret (HA003) to the east of the Site date to the 13th century. As this was the period in which moated manor sites were at the height of their popularity, the church may help date the scheduled Medieval moated site at Ifield Court (HA001). Both monuments lie outside the Site's boundaries. Blocks of ridge and furrow earthworks - often the remains of medieval farming practice - are located around Ifield Court Farm (HA065) and elsewhere within the Site (see ES Volume 2 Technical Appendix 10.5), suggesting Ifield's economy was one based on agriculture.
- 10.9.10 There are a number of former paleochannels and a former oxbow lake to the north of the River Mole. Such features have the potential to contain deposits which could yield information about the palaeoenvironment and past land use, particularly in the context of the proximity of the Medieval moated site at Ifield Court. One of the channels was found (during trial trench evaluation in 2021 [ES Volume 2 Technical Appendix 10.3]) to contain at least one post and a line of planks approximately 1.5m below ground level, possibly evidence of water management. Paleochannels are also recorded in the central and eastern areas of the Site. These also have the potential to contain paleoenvironmental deposits.
- 10.9.11 The earliest surviving secular buildings in Ifield date to the late 15th century, and include Meeting House Cottage (HA005) and Turks Croft (HA016). Old Plough Cottage (HA017), not far from the church, dates to c.1600. The settlement pattern at this time was of a dispersed medieval village formed of isolated farms and cottages. This slowly accrued further farmsteads and, in 1676, Ifield Quaker Meeting House, now a Grade I listed building (HA004). Ifield Water Mill (HA020), which was built about 1817, incorporates a date plaque of one erected in 1683 on the same site. All of these structures are located beyond the site boundaries, within the 1km study area.
- 10.9.12 This pattern of gentle growth continued into the early 19th century until, with the increasing popularity of stage coaches and the arrival of the railways in the 1830s and 1840s, the population of Ifield and neighbouring Crawley began to increase exponentially. New houses such as St Margaret's Cottage (HA023) on Rusper Road speak of increasing wealth in the area, possibly confirmed by the appearance of a second public house, 'The Royal Oak' (HA045), in the village around this time. Again, these structures are located beyond the Site boundaries, although within the 1km study area.
- 10.9.13 In the 19th century the manor house within Medieval moated site at Ifield Court burnt down and was replaced by a new country house, now Ifield Court Hotel (HA060), to the east of the moated site. This lies outside the Site's boundaries. Two distinct 19th-century phases are legible. What appears to be the later phase features half-moon tiles on the upper parts of its elevations, a characteristic architectural detail which features on many of the study area's late 19th-/early 20th-century estate buildings.
- 10.9.14 In 1914, Sir John Frederick Drughorn, a shipping owner and merchant, became lord of Ifield Manor, choosing to reside in Ifield Hall on the opposite side of Charlwood Road from Ifield Court. Possibly during Drughorn's period as owner, the ownership of Ifield Court and Ifield Court Farm diverged. Subsequently, Ifield Court served as a private residence until its conversion into a hotel, which remains its current use today.

¹⁷ Williams, A and Martin, G, 2002, Domesday Book: A Complete Translation, Penguin

- 10.9.15 In 1947 Crawley was designated as one of Britain's new towns, leading to rapid growth. Gossops Green Neighbourhood Centre (HA039) in the south-east part of the study area, built in c.1960-61, became one of the town's new neighbourhoods.

Sensitive Receptors

- 10.9.16 The cultural heritage receptors identified as potentially sensitive to the Proposed Development are listed in Table 10-5 (see Figure 10.1 for their location). Where a distance from the Site for listed buildings is given, it is measured from the British National Grid reference given in the National Heritage List for England entry. This is generally the centre point of the heritage asset: the distance from the Site to the extremities of the heritage asset, normally its curtilage, will therefore almost always be shorter. This is also the case for many of the non-designated heritage assets listed in Table 10-5.

Table 10-5: Summary of Sensitive Receptors		
Receptor	Sensitivity	Distance from the Site (approx. distance, in metres)
HA001 Medieval moated site at Ifield Court	High	1.5m
HA002 Moated site at Ewhurst Place	High	995m
HA003 Parish Church of St Margaret	High	170m
HA004 Ifield Quaker Meeting House	High	375m
HA005 Meeting House Cottage	High	375m
HA006 Hill House	Medium	995m
HA007 Pockneys Farmhouse	Medium	240m
HA008 Old Pound Cottage	Medium	10m
HA009 Naldretts Farmhouse	Medium	585m
HA010 Oak Lodge	Medium	150m
HA011 Ifield Mill House	Medium	250m
HA012 Finches Cottage	Medium	360m
HA013 Old Inn Cottage	Medium	395m
HA014 Langley Grange	Medium	460m
HA015 The Old Rectory	Medium	125m
HA016 Turks Croft	Medium	225m
HA017 Harrow Cottage Old Plough Cottage Plough Inn	Medium	245m
HA018 The Tweed	Medium	60m
HA019 Stumbleholme Farmhouse	Medium	280m
HA020 Ifield Water Mill	High	225m
HA021 Michaelmas Cottage	Medium	250m
HA022 Mounting block in forecourt of Friends Meeting House	Medium	385m
HA023 St Margaret's Cottage	Medium	235m
HA024 The Vicarage	Medium	235m
HA025 Bonwycke Place	Medium	235m
HA026 Garden gate, overthrow and side railings to the west of Stumbleholme Farmhouse	Medium	295m

Table 10-5: Summary of Sensitive Receptors

HA027 Barn to north of Stumbleholme Farmhouse	Medium	300m
HA028 Granary to west of Stumbleholme Farmhouse	Medium	320m
HA029 Cattle shed to south-west of Stumbleholme Farmhouse	Medium	305m
HA030 Church Cottage	Medium	210m
HA031 Newstead Lodge	Medium	125m
HA032 Apple Tree Farm	Medium	450m
HA033 Brook Cottage	Medium	110m
HA034 Table tomb to George and Mary Hutchinson in Parish Churchyard	Medium	150m
HA035 Old Bonnetts Cottage	Medium	745m
HA036 Red Gables	Medium	655m
HA037 Langley Green Farmhouse	Medium	930m
HA038 Ifield Village conservation area	High	Adjoining ¹⁸
HA039 Gossops Green Neighbourhood Centre conservation area	Medium	520m
HA040 St Alban's Church	Low	665m
HA041 Gossops Green Shopping Parade	Medium	695m
HA042 Old Post Office and Malvern Cottage	Low	270m
HA043 Oak House	Low	330m
HA044 Deerswood Court	Low	825m
HA045 The Royal Oak	Low	285m
HA046 Brooklands	Low	210m
HA047 Ifield Steam Mill	Medium	325m
HA048 Rectory Farmhouse	Low	120m
HA049 Barn Theatre	Low	160m
HA050 Whitehall Lodge	Low	Adjoining
HA051 The Hyde, Rusper Road (Hyde Farmhouse)	Low	Adjoining
HA052 Ifield Golf Club Sports Hall	Low	Within the Site
HA053 Ifield Golf Club Dormy House	Low	Within the Site
HA054 Drughorn Memorial	Low	Within the Site
HA055 Emmanuel Cottage	Low	15m
HA056 Pound Cottages	Low	Adjoining
HA057 Ifield Court Farmhouse	Low	10m
HA058 Barn at Ifield Court Farm	Low	60m
HA059 Ifield Court Farm Range and Dairy	Low	10m

¹⁸ The Site boundary is contiguous with Crawley Borough Council's boundary. Minor mapping discrepancies between the Site boundary and the boundary of Ifield Village conservation area arise because the conservation area boundary aligns with the riparian (Ifield Brook) location (which varies for different mapping) rather than Crawley Borough Council's boundary.

Table 10-5: Summary of Sensitive Receptors

HA060 Ifield Court Hotel	Low	55m
HA061 The Druids	Low	5m
HA062 Ifield Court Lodge	Low	Adjoining
HA063 Moat House (the Hovel)	Low	40m
HA064 Parkhouse Farm Historic Farmstead, Rusper	Low	420m
HA065 Ifield Court Farm Historic Farmstead	Low	Adjoining
HA066 Langley Farm Historic Farmstead	Low	430m
HA067 Ifieldwood Farm, Historic Farmstead	Low	285m
HA068 Duxters Farm Historic Farmstead	Low	450m
HA069 VOID ¹⁹	VOID	VOID
HA070 Ifield Medieval Park	Medium	Within the Site
HA071 Archaeological Character Area 1: Ifield Golf and Country Club	Low	Within the Site
HA072 Archaeological Character Area 2: Rusper Road	Low	Within the Site
HA073 Archaeological Character Area 3: Ifield Court Farm (west)	Low	Within the Site
HA074 Archaeological Character Area 4: Ifield Court Farm (east)	Medium	Within the Site
HA075 Archaeological Character Area 5: Ifield Court Farm (north)	Low	Within the Site
HA076 Heath Cottage, Historic Farmstead	Low	Adjoining

¹⁹ Duplicate heritage asset removed from the gazetteer

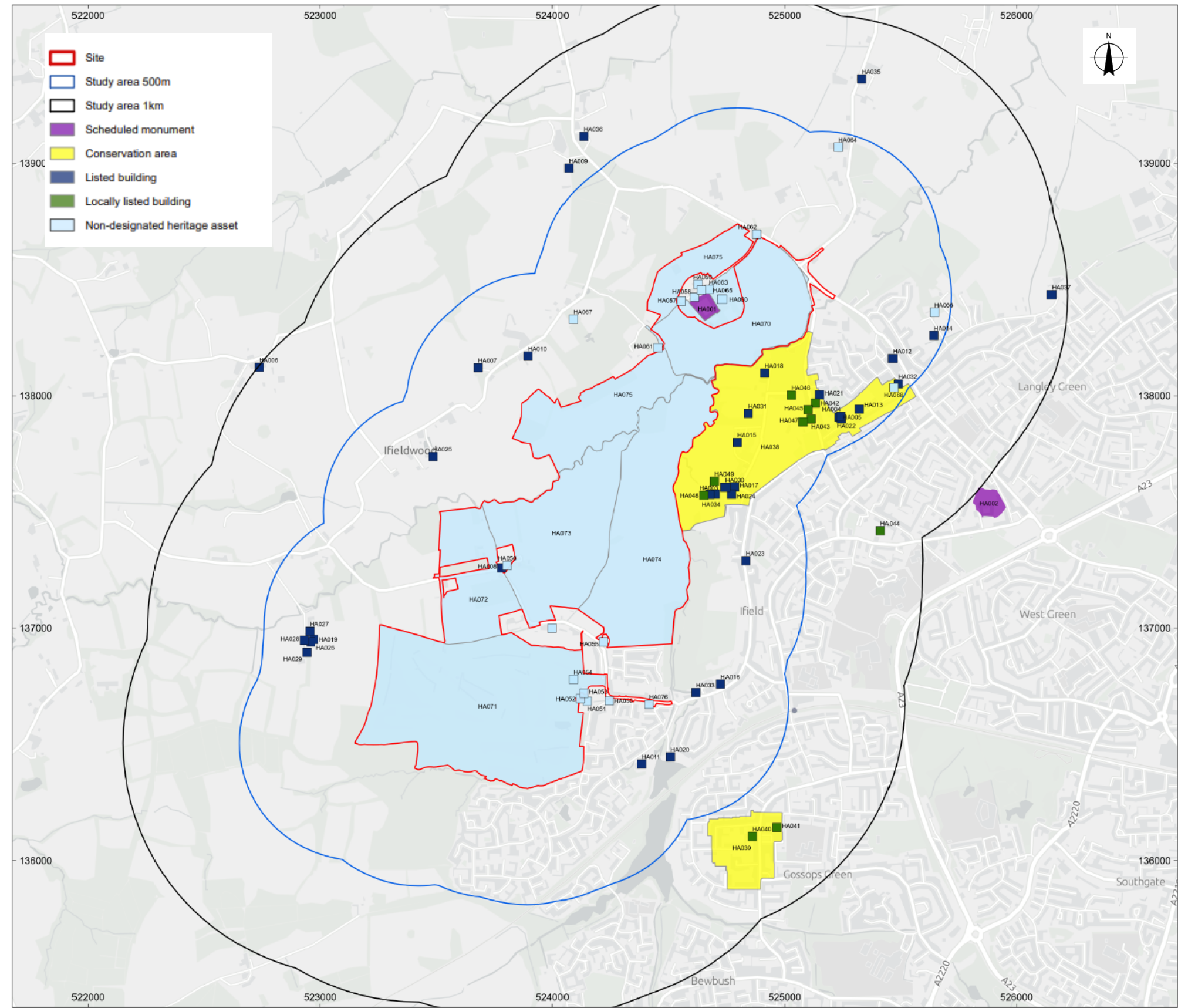


Figure 10-1: Location of Sensitive Receptors

- 10.9.17 A zone of theoretical visibility ('ZTV', a model of where within the study areas the Proposed Development would be visible) has been generated by the Applicant's Landscape and Visual Impact team to illustrate a 'real' built scenario, with a viewer height of 1.65m above ground level. LiDAR First Return DSM 2m from the Environment Agency National LiDAR Programme ('light detection and ranging'; 'digital surface model') has been used as screened terrain model data for viewshed calculations. ZTV calculations are based on the Proposed Development's maximum heights over the ground, as set out in Parameter Plan 4: Building Heights (WOI-HPA-PLAN-PP04-01), and should be taken to be the worst-case scenario. LiDAR DTM 2m from the Environment Agency National LiDAR Programme ('digital terrain model') has been used as a base to measure the relative heights over the ground.
- 10.9.18 It is important to note that a lack of intervisibility does not automatically lead to the exclusion of a heritage asset from assessment. Other factors, such as distance from the Proposed Development or the nature of an asset's setting, also need to be taken into consideration. Due to the scale of the Proposed Development, all of the heritage assets identified within the baseline have been assessed, regardless of whether intervisibility exists or not.

10.10 Assessment of Effects

Demolition and Construction Effects

- 10.10.1 The following section sets out the potential significant effects which have been identified. Table 10-6 lists the assets affected in this way. ES Volume 2 Technical Appendix 10.4 should be referred to for full assessment details.

Table 10-6: List of sensitive receptors subject to a significant effect

Sensitive receptor	Distance from the Site	Sensitivity	Significance of effect
HA001 Medieval moated site at Ifield Court	1.5m	High	Moderate
HA038 Ifield Village conservation area	Adjoining ¹⁸	High	Moderate
HA070 Ifield Medieval Park	Within the Site	Medium	Moderate
HA074 Archaeological Character Area 4: Ifield Court Farm (east)	Within the Site	Medium	Moderate

- 10.10.2 Medieval moated site at Ifield Court (HA001), a scheduled monument, has considerable heritage significance. This is drawn primarily from its archaeological interest, and the potential for the recovery of evidence for the nature and duration of use of the moated manor. The presence of an extension to the moat island adds to the complexity of the monument and exemplifies the diversity of layout amongst this type of site. The continued existence of nearby farm buildings adds considerable time-depth to the monument. Its setting, in so far as it relates to its heritage significance, is formed by Ifield Court Farm to the north, Ifield Medieval Park and the Parish Church of St Margaret to the south and the agricultural fields which surround the moated site and would once have formed part of the medieval manorial landscape. The moated site derives some of its heritage significance from this setting, which adds to its historical interest by providing a conceptual link to the heritage asset's manorial past.
- 10.10.3 The CWMMC would be constructed on a low embankment to the immediate south of Medieval moated site at Ifield Court. An associated noise bund of 3.5m height would be built to the immediate north of the road, lying at its closest 15m from the scheduled monument. The effects of construction of a new link road and its bund within approximately 15m of the scheduled monument would be to reduce the extent of the monument's rural isolation significantly and introduce a new source of noise. These effects would result in partial loss of a

key characteristic of the monument's historical interest, namely its rural, formerly manorial, setting, thereby adversely affecting its heritage significance.

- 10.10.4 To the south of the CWMMC, major flood risk management and engineering groundworks would be undertaken during the demolition and construction stage to increase the floodplain volume and flow conveyance capacity of the River Mole. This may include reprofiling of the existing floodplain and river channels, including the creation of secondary flow channels. In addition, several highway flood compensation areas would be created. The effect of these works would be to remove the monument's parkland setting during the construction stage.
- 10.10.5 The proposed changes to the hydrological specification of land to the south of the monument require careful design and management, as the high archaeological potential of the heritage asset depends on maintaining waterlogged conditions within its moat. For the detailed element of the Proposed Development (Phase 1), filter drains are proposed to be implemented adjacent to the proposed CWMMC. The filter drains would be designed to intercept overland flow only and to avoid intercepting groundwater as that would impact on the drainage design. In addition, given that the underlying strata of this part of the Site is predominantly clay, the proposed drainage strategy for the detailed Phase 1 elements would be to redirect the water to the existing watercourses within the Site, rather than to infiltrate directly to the ground. It should be noted that the existing ground slopes downwards from the scheduled monument towards the proposed CWMMC.
- 10.10.6 While the relationship between Medieval moated site at Ifield Court and the adjoining Ifield Court Farm would remain unchanged during construction of the Proposed Development, other physical reminders of its manorial past, which contribute to its historical interest would be altered. The most significant change would be to the relationship between the moated site and Ifield's medieval church, Parish Church of St Margaret. This relationship would be changed by the insertion of the CWMMC, effectively creating a conceptual separation between the two and eroding the historical interest of the moated site.
- 10.10.7 In conclusion, the adverse change to a key characteristic of Medieval moated site at Ifield Court's heritage significance - its historical interest - would result in a medium adverse impact to a heritage asset of high sensitivity, equating to a moderate adverse effect (which is **significant**).
- 10.10.8 Ifield Village conservation area (HA038), which the Proposed Development would border for a distance of approximately 1.45km, derives its heritage significance from its embodied archaeological potential, its historical interest and the architectural qualities of, and relationships between, its buildings and open spaces. Its partly rural setting and its spatial and conceptual relationship with Medieval moated site at Ifield Court (HA001) contributes significantly to its historical interest by enabling an understanding of its rural manorial origins.
- 10.10.9 The construction of the CWMMC to the north and west of Ifield Village conservation area, and particularly the development of residential blocks M6 and M7 shown on Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01) within 25m of the western edge of the conservation area (the Proposed Development would be visible from almost all of the south-western part of the conservation area), would result in partial loss of a key characteristic of the heritage asset's historical interest, its rural - formerly manorial - setting. This would adversely affect the conservation area's heritage significance.
- 10.10.10 Other contributory factors to the heritage significance of Ifield Village conservation area, such as its below-ground archaeological potential and its medieval road network, would be unaffected.
- 10.10.11 The adverse change to a key characteristic of Ifield Village conservation areas heritage significance - its rural setting - would be a medium adverse impact to a heritage asset of high sensitivity, resulting in a moderate adverse effect (which is **significant**).

- 10.10.12 Ifield Medieval Park (HA070) is a non-designated heritage asset situated between Ifield Court Farm and the River Mole. The informal parkland has artistic and historical interest, being a visually coherent and recognisable example of a designed landscape. It is from these interests that Ifield Medieval Park derives its heritage significance. Although the asset name is a misnomer, there being no evidence of medieval origins to this particular parkland, its physical relationship with the primary elements of the manorial estate of Ifield, namely Medieval moated site at Ifield Court (HA001) and Parish Church of St Margaret (HA003) gives it some importance by virtue of assisting an understanding of the former manorial connections between the two.
- 10.10.13 CWMMC and its associated landscaping would be constructed within Ifield Medieval Park, directly impacting it. Either side of the road, major flood risk management, rainwater attenuation and engineering groundworks, including flood compensation areas, would be undertaken to increase the floodplain volume and flow conveyance capacity of the River Mole and to provide stormwater attenuation. This may include reprofiling of the existing floodplain, including the creation of secondary flow channels. The collective effect during the demolition and construction stage of the Proposed Development would be to remove those above-ground aspects of Ifield Medieval Park - its morphological details and the remnants of its original landscaping design - which give it artistic and historical interest and form its heritage significance. The permanent loss of resource during this phase would be a high adverse impact on a heritage asset of medium sensitivity, resulting in a moderate adverse effect (which is **significant**).
- 10.10.14 Archaeological Character Area (ACA) 4: Ifield Court Farm (east) (ACA4; **HA074**) represents land bordered by Ifield Brook to the east, the River Mole to the north, a field boundary and the eastern hedge line of a low-lying marshy area to the west, and a recent housing development ('The Maples') to the south. It is an area of medium heritage sensitivity with high archaeological potential.
- 10.10.15 At the northern tip of the ACA, there is a circular mound with a surrounding ditch which is visible both on LiDAR data (see ES Volume 2 Technical Appendix 10.5) and on the ground. There is another, slightly curving ditch on the north-western side of the mound apparently connecting to the River Mole. WSHR provides a number of speculative interpretations for the mound, such as a prehistoric tumulus, settlement site or a medieval motte. Other interpretations include an extraction spoil heap and a windmill mound.
- 10.10.16 The geophysical survey of the Site undertaken in 2019 (ES Volume 2 Technical Appendix 10.2) identified a number of below-ground magnetic 'anomalies' within ACA4 which could be of archaeological origin. Subsequent trial trenching (ES Volume 2 Technical Appendix 10.3) confirmed the presence of archaeological pits, ditches and postholes, probably of Romano-British date, and two cremations and a possible roundhouse drip gully, again of probable Romano-British date. At the southern end of ACA4, the trial trenching confirmed the presence of a large rectangular Romano-British enclosure measuring approximately 30m by 40m in extent. A number of features were recorded internally within the enclosure and in its immediate vicinity.
- 10.10.17 The trial trenching built on the results of previous archaeological work within ACA4 and immediately to the south of it. An archaeological strip, map and sample investigation of a wide corridor to the immediate north of the rectangular enclosure²⁰ uncovered the remains of a roundhouse drip gully, provisionally dated to between the Late Bronze Age and the Middle Iron Age. The roundhouse was surrounded by a curvilinear ditch and further features were also identified. Immediately to the south of ACA4 an archaeological trial trench evaluation

²⁰ Headland Archaeology, 2019a, Interim summary report RUSP19, unpublished report

undertaken in advance of construction of 'The Maples' housing estate²¹, uncovered a substantial quantity of 1st- to 4th-century AD Romano-British pottery.

- 10.10.18 This evidence collectively suggests that a settlement, potentially spanning the period between the Late Bronze Age and Romano-British periods (c.1200 BC to c. AD 400), may be located within ACA4. The related archaeological remains are likely to be of at least regional importance, suggesting that ACA4 is of medium heritage significance.
- 10.10.19 To enable the formation of residential block M6 to M8, shown on Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01), as well as a large flood compensation area at the northern end of ACA4 and amenity green space, parks and gardens, allotments, local equipped areas of play and natural and semi-natural green space, all heritage assets within the boundaries of ACA4, except for those areas where trees and hedge lines are being retained, would be removed during the demolition and construction stage. This permanent loss of resource would constitute a high adverse impact to below-ground heritage assets of medium sensitivity, equating to a moderate adverse effect (which is **significant**).

Completed Development Effects

- 10.10.20 On completion of the Proposed Development no further groundworks are anticipated. As such, there would be no further direct impacts on heritage assets within the Proposed Development.
- 10.10.21 The Hydrogeological Risk Assessment (WSP-WATER-REPORT-INT-0002)²² has not identified any significant residual risks to surface water or shallow groundwater resources from the Proposed Development or the construction, operation or decommissioning of installed abstraction borehole/s at the Site. A thick sequence of Weald Clay Formation (>200 m) overlies the target aquifer which prevents any direct hydraulic connection between the aquifer of proposed abstraction and surface water features and as such, no scheduled monuments will be impacted by de-watering effects.
- 10.10.22 Impacts on heritage assets arising from changes to their setting (indirect impacts) are considered to be demolition and construction stage effects, although any such effects would also continue through the completed development stage. The Proposed Development includes embedded mitigation in the form of landscape planting, although not beside CWMMC where it has been excluded in order to promote a visual sense of openness. Other design measures include the provision of a noise bund between CWMMC and Medieval moated site at Ifield Court and a viewing corridor within the Proposed Development to preserve views of the church. Planting is a dynamic process that grows increasingly more effective as vegetation matures. In so doing, it may help to ameliorate some adverse indirect impacts over time.
- 10.10.23 The proposal to replace Ifield Medieval Park with natural and semi-natural green space featuring mature tree planting and species-diverse grassland would have an ameliorating effect on the impact to the asset's setting stemming from the construction and demolition stage with respect to the Medieval moated site at Ifield Court.
- 10.10.24 Once the Proposed Development becomes operational, predicted reductions in traffic flow on Rusper Road and Ifield Green may have a beneficial effect on what remains of the rural character of Ifield Village conservation area's medieval road network.

²¹ Wessex Archaeology, 2017, Land east of Emmanuel Cottage, Rusper Road, Ifield Road, Crawley, West Sussex, unpublished report

²² WSP Homes England, West of Ifield Development Groundwater Initial Feasibility and Hydrogeological Risk Assessment, April 2024, WSP-WATER-REPORT-INT-0002.

10.11 Assessment of Residual Effects

Additional Mitigation

- 10.11.1 The effects of the Proposed Development on below-ground heritage assets would be addressed by a staged programme of archaeological work and public heritage interpretation and outreach. This would be outlined in an Archaeological Mitigation Strategy, prepared in the post-determination period and secured by a planning condition. Geophysical survey of the Site has already been undertaken (ES Volume 2 Technical Appendix 10.2) and partial evaluation trial trenching completed (ES Volume 2 Technical Appendix 10.3). HDC have advised that further investigations will be required in areas where existing evaluations have not been undertaken, during the post-determination period, (see Table 10-1). Initially, this would take the form of further archaeological trial trenching. The impacts on below-ground heritage assets identified by the trial trenching exercise would be addressed by undertaking localised areas of archaeological excavation, to be followed by a programme of post-excavation assessment, analysis, reporting and archiving. Further work, should it be necessary, may comprise a programme of monitoring under archaeological supervision and control during the construction programme or, in exceptional circumstances, preservation *in situ*.
- 10.11.2 Where programmes of archaeological investigation (i.e. fieldwork, post-excavation assessment, analysis, reporting and archiving) are undertaken, they do not avoid or reduce the magnitude of impact or significance of effect which arises when archaeological remains are removed. Instead, they offset the loss of those physical remains against the advances in understanding that accrue when archaeological remains are recorded professionally.
- 10.11.3 No additional mitigation measures to address indirect effects have been identified.

Enhancement Measures

- 10.11.4 No specific additional enhancement measures are proposed.

Demolition and Construction Residual Effects

- 10.11.5 The residual demolition and construction effects remain the same as those reported in Section 10.10.

Completed Development Residual Effects

- 10.11.6 The residual completed development effects remain the same as those reported in Section 10.10, although embedded mitigation in the form of landscape planting may help to lessen some adverse indirect impacts over time.

10.12 Summary of Residual Effects

- 10.12.1 Table 10.7 provides a tabulated summary of the cultural heritage outcomes of the proposed development.

Table 10.7: Summary of Residual Cultural Heritage Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+ -	D I	P T	R IR	St Mt Lt
Demolition and Construction								
HA001 Medieval moated site at Ifield Court	Adverse change to a key characteristic of Medieval moated site at Ifield Court’s historical interest	None proposed	Moderate	-	I	P	IR	Lt
HA038 Ifield Village conservation area	Adverse change to a key characteristic of Ifield Village conservation area's historical interest	None proposed	Moderate	-	I	P	IR	Lt
HA070 Ifield Medieval Park	Loss of resource	Staged programme of archaeological investigation	Moderate	-	D	P	IR	Lt
HA074 Archaeological Character Area 4: Ifield Court Farm (east)	Loss of resource	Staged programme of archaeological investigation	Moderate	-	D	P	IR	Lt
Completed Development								
HA001 Medieval moated site at Ifield Court	Adverse change to a key characteristic of Medieval moated site at Ifield Court’s historical interest	Public heritage interpretation and outreach	Moderate	-	I	P	IR	Lt
HA038 Ifield Village conservation area	Adverse change to a key characteristic of Ifield Village conservation area's historical interest	Public heritage interpretation and outreach	Moderate	-	I	P	IR	Lt
Notes: * - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt –Long term. **Negligible/Minor/Moderate/Major								

10.13 Cumulative Effects

Intra-Project Effects

- 10.13.1 As explained in Chapter 2: EIA Process and ES Methodology, intra-project cumulative effects are discussed in ES Chapter 14: Cumulative Effects.

Cumulative Effects

- 10.13.2 There is the potential that the Gatwick Airport Ltd (GAL) proposal to expand Gatwick Airport (the Gatwick Airport Northern Runway proposal [GANR]) could give rise to cumulative effects on the historic environment when assessed in combination with the Proposed Development. The Planning Inspectorate²³ has considered that there may be impacts from GANR on the settings of designated heritage assets located within the urbanised areas of Horley and Crawley, including from increases in airborne noise and from road traffic. These potential cumulative effects are considered further below.
- 10.13.3 For various reasons, including distance from the Proposed Development and type of scheme, none of the other schemes identified in ES Chapter 14: Cumulative Effects as having the potential for cumulative effects would give rise to cumulative effects when considered in combination with the Proposed Development.

Demolition and Construction Cumulative Effects

- 10.13.4 The magnitude of impact on surrounding heritage assets from changes to setting and possible increases in airborne noise and road traffic deriving from the construction and operation of GANR has been considered in GAL's Environmental Statement: July 2023²⁴. This sets out the findings of the environmental impact assessment process for the proposal. The findings are presented in a series of chapters, of which Chapter 7 Historic Environment, Chapter 12 Traffic and Transport and Chapter 14 Noise and Vibration are relevant to the Planning Inspectorate's concerns regarding impacts to the historic environment from the GANR.
- 10.13.5 Although many of the heritage assets contained in GAL's Environmental Statement: Chapter 7 Historic Environment 'Gazetteer of Historic Environment Resources' (Annex 1) correspond with heritage assets considered in the Proposed Development's Environmental Statement (this ES chapter), none of those assets that do correspond have been assessed as being adversely impacted by GANR.
- 10.13.6 GAL's Environmental Statement: Chapter 12 Traffic and Transport (Paragraph 12.9.6) considers that 'no link within the GANR study area is expected to experience changes in traffic of over 30% as the result of the Project during the airfield construction period'. Some of these links (for example, cy66: Rusper Road - Ifield Green to Hyde Drive) either border, or are in close proximity to, heritage assets identified in this ES chapter. Increased noise and visual disturbance derived from traffic flows during the combined GANR and Proposed Development construction stages will impact cumulatively on these heritage assets, although not to the degree that any effect would be potentially significant.
- 10.13.7 GAL's Environmental Statement: Chapter 14 Noise and Vibration assessed construction noise impacts across twelve receptor areas that together cover the land around the perimeter of airport and highways scheme. None of these areas correspond with the Proposed Development, although GANR Receptor Area 8 Bonnett's Lane corresponds in part with the northern part of the Proposed Development's 1km historic environment baseline study area.

²³ The Planning Inspectorate, 2019, Scoping Opinion: Proposed Gatwick Airport Northern Runway, reference TR020005

²⁴ Gatwick Airport Limited, 2023, Environmental Statement: July 2023

Four of the study area's heritage assets (Naldretts Farmhouse [HA009], Old Bonnetts Cottage [HA035], Red Gables [HA036] and Parkhouse Farm Historic Farmstead, Rusper [HA064]) fall within GANR Receptor Area 8 Bonnett's Lane. For daytime construction, noise levels are not expected above the LOAEL (Lowest Observed Adverse Effect Level: this is the level above which adverse effects on health and quality of life can be detected) or SOAEL (Significant Observed Adverse Effect Level: this is the level above which significant adverse effects on health and quality of life occur).

- 10.13.8 For night-time construction, however, noise levels are predicted to exceed 55 dB at 'approximately seven properties on Bonnetts Lane during busy periods of 2026, 2027 and 2028' (Paragraph 14.9.34). In addition, for some periods noise levels are also predicted to be above the SOAEL, indicating that those properties closest to the construction of taxiways and the northern runway would be exposed to noise levels above the SOAEL for intermittent periods *'for up to a total of approximately six months within the three year programme'*. Two heritage assets on Bonnetts Lane (Old Bonnetts Cottage and Parkhouse Farm Historic Farmstead, Rusper) are assessed in this ES chapter: in neither case would there be any impact or effect to heritage significance from the Proposed Development. The cumulative impact of GANR and the Proposed Development on these heritage assets would not, therefore, result in significant historic environment effects.
- 10.13.9 The potential for impacts arising from GANR construction traffic has been assessed as not significant (in noise and vibration terms). Vibration from GANR construction has also been assessed as being unlikely to give rise to significant effects (in noise and vibration terms).

Completed Development Cumulative Effects

- 10.13.10 Table 12.11.4 of GAL's Environmental Statement: Chapter 12 Traffic and Transport shows that there will be percentage falls (between 30% and 60%) in traffic along Rusper Road between Ifield Green and Hyde Drive (Link cy 66) arising from cumulative development (which combines GANR with the Proposed Development, Horley Employment Park and Gatwick Green) in the first full year of GANR opening in 2029. Conversely, Link cy41: Ifield Avenue, Ifield Green-Warren Drive will experience an increase of more than 30% in traffic as a result of the cumulative developments in the AM2 period (between 08:00 to 09:00) in 2029.
- 10.13.11 Table 12.11.14 of GAL's Environmental Statement: Chapter 12 Traffic and Transport shows the predicted net change to traffic flows in interim assessment year 2032. Link cy41: Ifield Avenue, Ifield Green-Warren Drive is expected to have an increase in traffic flow of 30% to 60% in the AM1 (07:00 to 08:00), AM2 and IP (average hour between 09:00 and 16:00) periods. Meanwhile, Link cl96: Tangmere Road, Ifield Drive-Rusper Road will have an increase in traffic flow of 60% to 90% in the IP period.
- 10.13.12 Changes to traffic flow in 2047 are predicted in GAL's Environmental Statement: Chapter 12 Traffic and Transport cumulative development scenario (Tables 12.11.21 to 12.11.23). The following links, as they are relevant to the Proposed Development, are expected to have an increase of 30% to 60%:
- Link cl67: Rusper Road, Hyde Drive-Tangmere Road in the IP and PM (average hour between 16:00 and 18:00) period;
 - Link cl68: Tangmere Road, Rusper Road-Ifield Drive in the IP and PM periods;
 - Link cl70: Rudgwick Road, Ifield Drive-Rusper Road in the AM2, IP and PM periods; Link cl96;
 - Tangmere Road, Ifield Drive-Rusper Road in the AM1, AM2 and IP periods; and
 - Link cy41: Ifield Avenue, Ifield Green-Warren Drive in the AM2 and IP periods.

- 10.13.13 The changes in predicted traffic flow arising from cumulative development outlined above have the potential to affect the setting of heritage assets in proximity to these traffic links. With the exception of the first full year of GANR's opening, when traffic flow along Rusper Road between Ifield Green and Hyde Drive (Link cy 66) would decrease, traffic flow to the east of the Proposed Development up to 2047 would increase. Although these increases in traffic flow will adversely affect the setting of Finches Cottage (HA012), Turks Croft (HA016), St Margaret's Cottage (HA023) and Brook Cottage (HA033) none of these changes to setting would be of a sufficient magnitude to result in a significant effect (in historic environment terms).
- 10.13.14 GAL's Environmental Statement: Chapter 14 Noise and Vibration (Paragraph 14.11.14) has assessed the cumulative noise impact of GANR in combination with the Proposed Development and concludes that there is potential for noise impacts on the future residents of the Proposed Development as a result of Gatwick's operations, which in some cases would increase or decrease. It notes that although the Proposed Development lies partly within GANR's LOAEL noise contours, the part of the Proposed Development with the highest air noise levels from GANR is 'zoned for car park and sports use that are less sensitive to noise' (in actual fact, the reader should note that there is no car parking planned for the Proposed Development in this location). However, review of the figures which support GAL's Environmental Statement: Chapter 14 Noise and Vibration (e.g. Figure 14.9.32, 14.9.37 *etc*) suggest that it is the northern tip of the Proposed Development which would be affected, that is the area in which Medieval moated site at Ifield Court (HA001) is situated. Air noise levels from GANR in combination with noise from the Proposed Development will impact cumulatively on this heritage asset, although not to the degree that the magnitude of impact on the heritage asset would be raised from medium ('partial loss of/damage to key characteristics, features or elements of heritage value') to high ('severe damage to key characteristics, features or elements of heritage value').

10.14 Summary of Assessment

Background

- 10.14.1 This chapter details the assessment of, and the potential cultural heritage effects arising from, the demolition, construction and completed development stages of the Proposed Development. The assessment and determination of effects has been undertaken within the framework provided by relevant legislation, national and local policy and guidance.

Consultation

- 10.14.2 Consultation in connection with the cultural heritage assessment has been undertaken with Historic England and HDC.

Establishment of the baseline

- 10.14.3 The NPPF defines the term 'heritage asset' as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.
- 10.14.4 The term 'cultural heritage' as used in this chapter refers to the heritage assets identified within the area of the Proposed Development and wider study area around it ('the baseline').
- 10.14.5 To establish baseline conditions in the study areas, relevant data was reviewed and assessed, visits to the Site were made and a geophysical survey and archaeological trial trench evaluation were undertaken.
- 10.14.6 Each heritage asset (otherwise known as 'sensitive receptor') was given a unique heritage asset number derived from a series beginning with HA001. In total, 75 sensitive receptors were identified.

Statement of significance and impact assessment

- 10.14.7 The heritage significance (a description of what is valued about it) of each heritage asset within the baseline and the degree of impact (if any) to that significance during the demolition and construction stage of the Proposed Development was determined using guidance provided by Historic England and others.

Demolition and Construction Effects

- 10.14.8 The scale of effect arising from any change to heritage assets is determined by weighing the heritage significance of each asset against the predicted level of change (the magnitude of impact). Effects can be beneficial or adverse. Moderate and major effects are considered significant in EIA terms.
- 10.14.9 Significant adverse effects to four heritage assets during the demolition and construction stage have been identified. The heritage assets are the designated Medieval moated site at Ifield Court and Ifield Village conservation area, and the non-designated Ifield Medieval Park and Archaeological Character Area 4: Ifield Court Farm (east).

Completed Development Effects

- 10.14.10 On completion of the Proposed Development no further groundworks are anticipated and there would therefore be no further direct impacts on heritage assets within the Proposed Development.
- 10.14.11 Impacts on heritage assets arising from changes to their setting (indirect impacts) are considered to be demolition and construction stage effects, although any such effects would also continue through the completed development stage. The Proposed Development includes embedded mitigation in the form of design and landscape planting, although not beside CWMMC where it has been excluded in order to promote a visual sense of openness. Other design measures include the provision of a noise bund between CWMMC and Medieval moated site at Ifield Court and a viewing corridor within the Proposed Development to preserve views of the church. Planting is a dynamic process that grows increasingly more effective as vegetation matures. This may be the case with Medieval moated site at Ifield Court. The proposal to replace Ifield Medieval Park with natural and semi-natural green space featuring mature tree planting and species-diverse grassland would have an ameliorating effect over time on the impact to the asset's setting stemming from the construction and demolition stage

Additional mitigation

- 10.14.12 The effects of the Proposed Development on below-ground heritage assets would be addressed by a staged programme of archaeological work. This would be outlined in an Archaeological Mitigation Strategy prepared in the post-determination period and secured by a planning condition.
- 10.14.13 No additional mitigation measures to address indirect effects have been identified.

Residual effects

- 10.14.14 The residual demolition, construction and completed development effects remain those reported in Section 10.10.
- 10.14.15 The hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way. In terms of severability, the identified cultural heritage effects would increase incrementally as different phases are built, although in total they would not exceed the effects identified in this assessment. Providing the mitigation proposed in this chapter was implemented (as secured by

appropriate planning condition(s)/obligations or as detailed within future reserved matters applications) then development of a given phase would not alter identified cultural heritage effects. Mitigation for a given phase is not contingent on implementation or mitigation of other phases of the Proposed Development

Cumulative effects

- 10.14.16 A proposal by GAL to expand Gatwick Airport (the Gatwick Airport Northern Runway proposal (GANR)) may give rise to cumulative effects on the historic environment.
- 10.14.17 The Planning Inspectorate has considered that there may be impacts from GANR to the settings of designated heritage assets located within the urbanised areas of Horley and Crawley, including from increases in airborne noise and from road traffic.
- 10.14.18 Although many of the heritage assets contained in GAL's 'Gazetteer of Historic Environment Resources' correspond with heritage assets considered in the Proposed Development's Environmental Statement (this ES chapter) none of those which do correspond have been assessed as being adversely impacted by GANR
- 10.14.19 Increased noise and visual disturbance derived from traffic flows during the combined GANR and Proposed Development construction stages will impact cumulatively on heritage assets which either border, or are in close proximity to, heritage assets identified in this ES chapter, although not to the degree that any effect would be significant.
- 10.14.20 Night-time construction of GANR will generate noise levels predicted to exceed 55 dB at approximately seven properties on Bonnetts Lane (not specified). Two heritage assets on Bonnetts Lane (Old Bonnetts Cottage and Parkhouse Farm Historic Farmstead, Rusper) are assessed in this ES chapter. The cumulative impact of the two proposed developments on these heritage assets would not result in significant effects (in historic environment terms).
- 10.14.21 Increases in predicted traffic flow arising from the completed development of GANR in combination with the Proposed Development, Horley Employment Park and Gatwick Green have the potential to affect the setting of heritage assets in proximity to various traffic links. Although increased traffic flow will adversely affect the setting of those heritage assets affected none of these changes would be of a sufficient magnitude to result in a significant effect (in historic environment terms).
- 10.14.22 There is potential for noise impacts on the future residents of the Proposed Development as a result of Gatwick's operations. The northern tip of the Proposed Development, the area in which Medieval moated site at Ifield Court is situated, lies partly within GANR's LOAEL noise contours. Aircraft noise levels from GANR in combination with noise from the Proposed Development will impact cumulatively on this heritage asset, although not to the degree that the magnitude of impact on the heritage asset would be raised from medium ('partial loss of/damage to key characteristics, features or elements of heritage value') to high ('severe damage to key characteristics, features or elements of heritage value'). This is considered further in the noise chapter.