Historic England

Mr Jason Hawkes
Horsham District Council
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Horsham
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Direct Dial: 0207 973 3630

Our ref: PL00796070

20 June 2024

Dear Mr Hawkes

EIA/24/0003 - LAND WEST OF IFIELD, WEST SUSSEX
REQUEST FOR EIA SCOPING; MIXED DEVELOPMENT

Thank you for contacting us on 3rd June 2024 regarding an EIA scoping opinion in relation to the above site. We treat such requests as pre-application advice.

We provided previous comment regarding scoping for this site in 2020 (EIA/20/0004, letter dated 27th October 2020).

On the basis of the latest information about the proposals, detailed below, we offer the following advice.

Advice

1. The Proposal

The proposal is for development of approximately 194 hectares (ha) of open land west of Ifield for a residential-led mixed use settlement.

2. Significance

The eastern site boundary abuts Ifield Village which is the historic core of Ifield and is a Conservation Area.

The previous, and updated (21 May 2024), EIA scoping reports correctly identify designated heritage assets in the near vicinity of the proposal area, of which the following are of particular signficance as highly designated heritage assets:

- Medieval moated site at Ifield Court (scheduled monument; National Heritage List no 1012464) and;
- St Margaret's Church (Grade I listed; NHL no 1187108).

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3. Impact

As we have identified in our previous response, we note that development on this site would impact on both designated and undesignated heritage assets and their settings, both within the boundary of the proposed development area and in the area around the site.

4. Policy

There will be a requirement through planning policy (NPPF and local policy) to avoid and minimise harm to heritage assets, and there will be a presumption in favour of conserving designated assets.

By following planning policy and guidance we would also additionally expect to see proposals for how opportunities for enhancement of heritage assets may be sought, and how the proposals may deliver public (heritage) benefit.

5. Position

We confirm that the detailed advice we provided previously (letter dated 27 October 2020) remains a valid summation of Historic Englands' position regarding the development proposals, and that any recommendations contained within that letter remain valid.

Recommendation

We urge you to address the issues presented here and in our previous response to this application. We recommend the production of an Environmental Statement should continue in accordance with national and local policy guidance and follow your expert conservation advice.

If you have any further queries, please contact us for further advice.

Yours sincerely,

Rebecca Lambert
Inspector of Ancient Monuments
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