

LONDON OFFICE

Mr Jason Hawkes
Horsham District Council
Chart Way
Horsham
RH12 1RL

████████████████████
Our ref: PL00797269

Your ref: EIA/24/0006

8th November 2024

Dear Mr Hawkes

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING OPINION
(Regulation 15 of the Town and Country Planning (Environmental Impact
Assessment) Regulations 2017)**

**Re: EIA/24/0006 BROOKVALE LAND AT KINGSFOLD, DORKING ROAD,
KINGSFOLD, WEST SUSSEX**

Thank you for your letter of 29th October 2024 consulting us about the above EIA Scoping Opinion.

We welcome the fact that, in line with advice in the National Planning Policy Framework (NPPF), the proposed EIA will include archaeology and cultural heritage to assess the likely effects which the emerging development might have upon a number of relevant heritage assets and their settings.

There are no scheduled ancient monuments or listed buildings within the site boundary but the site forms part of the wider setting of several designated heritage assets. Accordingly, we consider that the effects of development proposals are mainly related to potential impact on their significance through change of their setting.

Our initial assessment of the Scoping Report shows that the main designated heritage assets in proximity of the proposed development have been identified.



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Designated heritage assets within 2km of the site comprise:

- one Grade II* Listed Building* (Bonnets, HHLE 1378124);
- twenty Grade II Listed Buildings;
- two Scheduled Monuments (Graylands Copse, NHLE 1010500; Oakdale Farm, NHLE 1012782)
- one Conservation Area (Warnham).

We would also expect the Environmental Statement to consider the potential impacts on any other non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

In this respect, the submitted documentation notes that remains associated to a medieval moated homestead and a possible deserted medieval settlement may be present in the northern end of the site, which falls within an Archaeological Notification Area (ANA) designated by West Sussex County Council in 2014 (ref. DWS8523).

We support the proposed strategy for assessing any known and potential below-ground archaeological remains within the site and its surroundings within 1 km from its boundary. The assessment would include production of an updated desk-based evaluation and a geophysical survey to establish the scope and timetable for further archaeological fieldwork in consultation with West Sussex County Council Archaeologist. These investigations should be produced in advance of the EIA in order to inform both the assessment and the emerging masterplan for the proposed development.

It is important that the assessment is designed to ensure that all impacts are fully understood. In order to achieve this, the EIA should include a comprehensive Heritage Assessment devised as a separate document from the Landscape Visual Impact Assessment, due to the distinct content and purpose of the two reports.



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The assessment should take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area.

The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits.

We would strongly recommend that you involve your own conservation officers and the archaeological staff at West Sussex County Council in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely

Luciana Gallo

Luciana Gallo, RIBA PhD FSA
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London and South East Regions Group

[Redacted contact information]



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