



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Daniel Holmes	Horsham District Council – Planning Dept
LOCATION:	Land at 519396 111237 Church Farm Walk, Upper Beeding, West Sussex
DESCRIPTION:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
REFERENCE:	DC/25/2114
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is within an Archaeological Notification Area and so the application is supported by an archaeological desk based assessment produced by Archaeology South East that concludes that the site has a moderate potential for medieval archaeological remains with an apparent low/uncertain potential for earlier periods and that further archaeological investigations are required clarify the nature, extent and significance of any archaeological deposits. In this case it would be reasonable to secure the work with an archaeological condition	
MAIN COMMENTS: The site is within an Archaeological Notification Area DWS8578 - The Site of Sele Priory and the Parish Church of St Peter, Upper Beeding. The application is supported by an archaeological desk based assessment produced by Archaeology South East that has used appropriate sources, including the West Sussex HER, to determine that the site has a moderate potential for archaeological remains for the medieval period with an apparent low/uncertain potential for earlier periods. To clarify the nature, extent and significance of any archaeological deposits that may be present the report considers that further investigations may be required. I can confirm that this is correct and that in the first instance a geophysical survey followed by an archaeological field evaluation of the site would be appropriate which enable suitable mitigation measures to be developed for the site should significant archaeology be discovered. In this case I consider that it would be reasonable and proportionate to secure the required archaeological investigations and recording along with any subsequent mitigation that may be required by attaching the following condition should planning consent be granted.	

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition:

i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	28/1/2026