



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Land To The North and South of Mercer Road, Warnham, West Sussex
DESCRIPTION:	Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping
REFERENCE:	DC/25/0151
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by a Historic Environment desk based assessment produced by Archaeology South East that concludes that the site contains an undesignated asset and has a high potential for post medieval archaeological remains with an apparent low/uncertain potential for earlier periods and that further archaeological investigations are required to record upstanding structural remains and 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:**MAIN COMMENTS:**

The application is supported by a Historic Environment desk based assessment produced by Archaeology South East that has used appropriate sources, including the West Sussex HER, to determine that the site contains an undesignated heritage asset comprising buildings belonging to Pondtail Farm which is identified as a 19th century historic farmstead and so the site has a high potential for post medieval archaeological remains with a seemingly low potential for earlier periods but that this may be influenced by a lack of previous investigations in the area and so the potential is better classified as uncertain. In order 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 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. It would also be reasonable for an archaeological scheme of work to contain proposals to record any upstanding remains of Pondtail farm in advance of its loss.

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:	17/4/2025