



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO: Nicola Pettifer</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Land North of Guildford Road, Bucks Green, Rudgwick, West Sussex
<b>DESCRIPTION:</b>	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
<b>REFERENCE:</b>	DC/25/1269
<b>RECOMMENDATION:</b>	Advice / <b>No Objection</b> / Objection / More Information / Modification / Refusal
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b> <b>The application area is well over the 0.5ha area that requires the results of a search of the West Sussex Historic Environment Record to be provided and so an appropriate Heritage Desk Based Assessment has now been supplied that suggests that the site has an apparent low archaeological potential for most periods but that this may be influenced by a lack of previous investigations and that further archaeological investigations may be required. In this case it would be reasonable to secure the work with an archaeological condition</b>	
<b>MAIN COMMENTS:</b> The application is large well over the 0.5ha extent that requires the results of a search of the West Sussex Historic Environment Record and so the applicants have now provided a Heritage desk based assessment produced by HCUK that has used appropriate sources, including the West Sussex HER, to determine that the site has a seemingly low potential for archaeological remains but that the results from the prehistoric and Roman periods in particular may be skewed by a lack of previous investigations in the area and so the potential may be best characterised as uncertain. To clarify the nature, extent and significance of any archaeological deposits that may be present it would be reasonable to require that an archaeological field evaluation of the site is carried out 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 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)

<b>NAME:</b>	Nick Truckle BA MCIfA
<b>DEPARTMENT:</b>	Surrey County Council Historic Environment Planning
<b>DATE:</b>	13/10/2025