



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Nicola Pettifer	Horsham District Council – Planning Dept
LOCATION:	Land To The West of Shoreham Road, Small Dole, West Sussex
DESCRIPTION:	Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.
REFERENCE:	DC/25/1019
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is large and adjacent to two ANA's and so an appropriate Heritage Desk Based Assessment has been supplied that suggests that the site has an apparent low/uncertain archaeological potential for most periods and that further archaeological investigations may be required to 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 application is large and close to Archaeological Notification Area DWS8976 -New Hall Fram Historic Farmstead and DWS8725 Hardham to Barcombe Roman Road- and so the applicants have provided a Heritage desk based assessment produced by Pegasus Group 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 this may be influenced by the fact that there have not been many previous investigations close to the site and so the potential is better classified as uncertain. 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 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)

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	29/8/2025