



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Thakeham Tiles Ltd, Rock Road, Storrington, West Sussex, RH20 3AD
DESCRIPTION:	Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
REFERENCE:	DC/25/2087
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application area is well over the 0.5ha area that would require the results of a search of the West Sussex Historic Environment Record to be provided. This information should be set out within a Historic Environment desk based assessment which should be provided before a decision is made on the merits of the application in line with Local validation requirements.	

MAIN COMMENTS:

The site is almost completely within an Archaeological Notification Area DWS8559-Heath Common Tile Works, Thakeham which requires the results of a search of the West Sussex Historic Environment Record to be provided. A Heritage Report from Thakeham tiles is provided but this appears to be the same report submitted with the previous application for the site and does not include the results of a up to date HER search or assess the potential for below ground archaeological remains as, although much of the site has been quarried or previously developed, the current application contains additional land parcels to the north that have not been previously developed and one of which lies within the ANA.

In order to be able to take an informed view on the archaeological potential of the site and to clarify the heritage significance of the extant buildings on the site then I advise that an archaeological desk based assessment should be provided that includes the results of a search of the West Sussex Historic Environment Record and examines all appropriate available sources in order to assess the archaeological potential of the site and contains an initial assessment of the current buildings. The work should be carried out by an appropriately qualified professional heritage organisation to standards set out by the Chartered Institute for Archaeologists.

Once the assessment has been received an informed decision can be made regarding the need for further work to both clarify the archaeological potential and devise appropriate responses to mitigate the threat posed by the proposals to any potential archaeological remains

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	22/01/2026