



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Tamara Dale	Horsham District Council – Planning Dept
LOCATION:	Land to the West of South Hill Farmhouse, Storrington Road, Thakeham, Pulborough, West Sussex, RH20 3EN
DESCRIPTION:	Erection of 5no. detached dwellings with associated access, car ports and landscaping.
REFERENCE:	DC/25/0053
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is located within an Archaeological Notification Area and so an archaeological desk-based assessment has been submitted that concludes the site has medium potential for Prehistoric, Roman and medieval remains and a high potential for early medieval remains to be present within the Site and that further archaeological investigations are 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 site is located within an Archaeological Notification Area- DWS8558 Roman, Early Medieval and Medieval Occupation Activity, Thakeham. An archaeological desk-based assessment has been submitted with this application, produced by HCUK that has investigated all relevant sources, including the West Sussex Historic Environment Record and concludes that the site has medium potential for Prehistoric, Roman and medieval remains and a high potential for early medieval remains to be present within the Site. The report correctly identifies that further archaeological work will be required to clarify the nature, extent and significance of any archaeological deposits and so I can confirm 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 follow advice given in relation to a previous application for this site and so 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:	10/2/2025