



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sam Whitehouse	Horsham District Council – Planning Dept
LOCATION:	Thakeham Mushrooms, Storrington Road, Thakeham, Pulborough, West Sussex, RH20 3DY
DESCRIPTION:	Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.
REFERENCE:	DC/26/0266
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is partly within an Archaeological Notification Area due to the previous discovery of Early Medieval settlement remains. The application does not propose development within the area of the ANA but there is still potential for archaeological remains on the remainder of the site and so archaeological investigations are required.	
MAIN COMMENTS: The northern part of the site is within an Archaeological Notification Area - DWS8558 Roman, Early Medieval and Medieval Occupation Activity, Thakeham. The application is supported by a desk based archaeological assessment by Tetra Tech Consulting that confirms that archaeological investigations in the north of the site in 2010 revealed evidence of pits and post holes thought to be an extension of a settlement dated from the 6 th - 8th centuries recorded during the 1930s. The area of the recorded archaeology is to be retained as public open space which will ensure that any archaeological remains are preserved in situ, as long as no intrusive landscaping or tree planting is proposed. The remainder of the site will have been disturbed to some extent by its past horticultural use but there is still potential for archaeology to be present and so a programme of archaeological work, commencing with a field evaluation, is appropriate for the central and southern areas of the site.	

ANY RECOMMENDED CONDITIONS:

Archaeological deposits are both fragile and finite and the following condition is therefore recommended for the application in accordance with the National Planning Policy Framework.

I) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of 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: 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:	11/3/2026