



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Land To The South of Broadbridge Way, Broadbridge Heath, West Sussex
DESCRIPTION:	Full Planning Application for the erection of 89no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergeant Way, provision of public open space, landscaping and drainage solutions.
REFERENCE:	DC/25/0894
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Part of the site has been subject to a low level of archaeological investigation but further evaluation is required to adequately assess the archaeological potential of the site and so a condition requiring a scheme of archaeological work is advised	

MAIN COMMENTS:

The site was included in planning application DC/09/2101 where it was proposed to form part of a playing field for a school which it has now been determined is not required. Limited archaeological investigations were carried out consisting of a single long trench as there was limited impact from the planned use as playing fields. However, in view of the proposed residential use, this level of investigation is insufficient to allow a realistic assessment of the sites' archaeological potential and so further archaeological work is required. The application contains a Written Scheme of Investigation for an archaeological field evaluation produced by RPS Consulting that proposes the excavation of an additional six trial trenches that will, with the original trench, provide an appropriate sample of the site and so allow any further mitigation measures that may be required to be put in place.

In order to secure the programme of archaeological work then it would be reasonable in this case to attach an archaeological condition should planning consent be granted.

ANY RECOMMENDED CONDITIONS:

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:	3/7/2025