



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Jason Hawkes	Horsham District Council – Planning Dept
LOCATION:	Land West of Ifield, Charlwood Road, Ifield, West Sussex
DESCRIPTION:	"Hybrid planning application (part outline and part full planning application) for a phased, mixed use development etc
REFERENCE:	DC/25/1312
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The site is large and within an Archaeological Notification Area and so the applicants have included a Cultural Heritage Chapter within the Environmental Statement provided for the site. The ES concludes, based on archaeological investigations carried out previously on the site, that archaeological remains of a low to moderate significance will be impacted upon by the development and that further investigations including mitigation measures to preserve archaeological remains by record are required.

It would be reasonable and proportionate to secure any further archaeological investigations by means of an appropriately worded planning condition

MAIN COMMENTS:

The site is large and within an Archaeological Notification Area and so the applicants have included a Cultural Heritage Chapter within the Environmental Statement provided for the site which has been informed by a Cultural Heritage Baseline Assessment produced by ARCADIS. The report sets out the results of the archaeological work carried out on the site to inform the ES including a detailed desk based assessment, a comprehensive geophysical survey and targeted trial trenching within four specific areas of the site that has revealed evidence of settlement activity predominantly from the Iron Age and Roman periods as well as undated anomalies from the geophysics survey that may be evidence of Iron working.

Although sufficient work has been carried out to characterise the archaeological potential of the site, further archaeological investigation are required to examine the areas of the site that have not been subject to trial trenching as well as a detailed programme of archaeological excavation to record the settlement activity revealed by the works carried out to date.

The archaeology recorded so far is of moderate significance and so it would be reasonable and proportionate to secure any further archaeological investigations by means of an appropriately worded planning condition

ANY RECOMMENDED CONDITIONS:

No development shall take place until a programme of archaeological work has been secured in accordance with an overarching Written Scheme of Investigation that has been submitted to, and approved in writing by, the Local Planning Authority.

- i. Each phase of the development, Including enabling and groundworks, shall not be commenced until a corresponding phase of on-site archaeological fieldwork has been completed to a scope agreed with the Local Planning Authority and their archaeological advisors to allow development of that phase to begin.**
- ii. An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork.**
- iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors.**

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:	18/9/2025