



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Bethan Tinning	Horsham District Council – Planning Dept
LOCATION:	Land To The South East of Spring Gardens, Washington, West Sussex
DESCRIPTION:	Erection of 1 no detached two storey dwelling and associated landscaping. Relocation of existing stable.
REFERENCE:	DC/26/0035
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is partly within an Archaeological Notification DWS8725 Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex. The proposed development has the potential therefore to either impact the Roman road itself or settlement or burial activity associated with the road and so a programme of archaeological monitoring and recording during construction to be secured by a planning condition is advised.	

MAIN COMMENTS:

The site is partly within an Archaeological Notification Area DWS8725 Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex.

Due to the potential for evidence of the Roman road and the possibility of associated features a programme of archaeological monitoring and recording during construction by a professional archaeological organisation is required on any below ground interventions, such as service runs and the reduction of any ground levels such as footings required for the new build so that any archaeological deposits that are present are identified and recorded to appropriate professional standards and the results made publicly available in accordance with paragraph 218 of the NPPF.

A methodology for archaeological monitoring is included within the Heritage Statement produced by K G Designs that has been submitted with the application. This document appears to echo selected elements of an approved Written Scheme of Investigation for a programme of archaeological monitoring on the adjacent site at Chanctonview. However, it omits key details including but not limited to the need for all of the intrusive work to be directly monitored by a professionally qualified archaeologist. In this regard in particular the document does not conform to appropriate professional standards. It will therefore be necessary for the applicant to commission an appropriately qualified professional archaeological contactor who can provide an acceptable Written Scheme of Investigation and carry out the archaeological monitoring and post excavation work. This work can be secured by the planning condition listed below.

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 monitoring during construction 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.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded 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:	29/1/2026