



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Nicola Pettifer	Horsham District Council – Planning Dept
LOCATION:	Land at Hornbrook Farm, Brighton Road, West Sussex
DESCRIPTION:	Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.
REFERENCE:	DC/26/0530
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is more than 0.5ha in extent and so the application is supported by a desk based archaeological assessment produced by RPS that concludes that the site has an apparent low archaeological potential, but 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 application is supported by a desk based archaeological assessment produced by RPS that has used appropriate sources, including the West Sussex HER, to determine that the site has a an apparent low potential for archaeological remains, but that this may be the result of a lack of data as there have been few previous archaeological investigations in the study area utilised by the assessment. The site has been the subject of a geophysical survey and although this did not reveal any definite archaeological features, several anomalies were present which are potentially of an archaeological nature. To clarify the nature, extent and significance of any archaeological deposits that may be present, the report considers that further investigations may be required. I can confirm that this is correct and 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, due to the apparent low potential for nationally significant remains, I consider that it would be reasonable and proportionate to 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:	15/5/2026