



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater, Horsham
DESCRIPTION:	Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.
REFERENCE:	DC/26/0366
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is very large, and the southern part is within an Archaeological Notification Area designated following previous archaeological Survey. Further archaeological works are required in order to clarify the archaeological potential of the site and the secure the preservation of historic landscape features and these can be secured by the use of appropriately worded planning conditions.	

MAIN COMMENTS:

The site is large, and the majority of the area has not been subject to previous archaeological investigation although the southern part of the site is within an Archaeological Notification Area DWS8545 which includes evidence from a magnetic gradiometer survey that identified a number of probable archaeological features including a number of enclosures and pit alignments with some features possibly related to former kilns or hearths.

The Environmental Statement (ES) prepared by WSP contains a chapter on Built Heritage and Archaeology that draws upon information contained within a desk based archaeological assessment prepared by RPS Tetra Tech. This assessment includes information obtained from non-intrusive surveys of the site and the report states that these reports are included as appendices (1-3) to the desk based assessment but unfortunately these are missing from the submission and so should be provided for completeness.

The archaeological assessment work done to date indicates that the site has a moderate to high potential for prehistoric and Roman archaeology with a low to moderate potential for the early medieval and medieval periods, although there is a significant landscape feature in the form of a Saxon manorial boundary that runs through the site and the proposal to preserve this ancient boundary within the masterplan is appropriate and to be welcomed.

The ES suggests that further archaeological trial trench evaluation is required in order to clarify the archaeological potential of the site and that since nationally significant remains are unlikely, that this could be secured by an appropriately worded planning condition. The ES also sets out proposals for measures to mitigate the impact on the surviving historic landscape which include the provision of Landscape and Environmental Management Plan, detailed archaeological mitigation to include provision for analysis and publica of results and a programme of public engagement during and after the archaeological investigations.

In response to a previous iteration of this proposal in 2022, a number of planning conditions were suggested to secure the necessary archaeological work and I consider that it would be appropriate to take these forwards to the current application should planning consent be granted.

The ES also recommends that a programme of Historic Building Recording is required on the Great House Farmhouse barns complex and so advice should be sought from the Horsham DC Conservation Officer about the scope of this work and the appropriate level of recording as set out in *'Understanding Historic Buildings: A Guide to Good Recording Practice. Historic England, 2016*

Suggested Planning Conditions

1. No development or preliminary groundworks of any kind shall take place until an overall master-plan, including a landscape management plan has been developed which identifies the surviving landscape features and how they are to be preserved within the development.
2. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
3. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 2 and confirmed by the Local Authority archaeological advisors.
4. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation which should include the provision of an appropriate programme of Public benefit and information.
5. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.
6. The applicant will submit to the local planning authority a post excavation assessment which has been approved in writing by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	25/3/2026