



1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD

+44 (0)1756 799 919
info@jbaconsulting.com

www.jbaconsulting.com
Follow us:  

Registered Office
1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

Jeremy Benn Associates Limited
Registered in England 3246693

JBA Group Ltd is certified to:
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

Amanda Wilkes
Horsham District Council
Albery House
Springfield Road
Horsham,
West Sussex
RH12 2GB

For the attention of Amanda Wilkes

Our Ref: 2022s0746_Le01

20th March 2026

Dear Amanda,

Bramber Brook – Archaeological Condition Discharge Submission

This letter is submitted in support of the discharge of the archaeological planning condition associated with the Bramber Brook compensatory habitat works (planning reference DC/25/1324).

The approved Written Scheme of Investigation (WSI) included a requirement for pre- and post-works photographic condition surveys to confirm that a 5m exclusion zone around the Scheduled Monument, Group of Salterns and a possible moat 250m east of Bramber Castle (1015718), was maintained throughout the works. During post-completion review of the archaeological reporting, it was identified that pre- and post-works photographic condition surveys due to a communication breakdown within the supply chain. While the archaeological monitoring was carried out in accordance with the WSI, the separate condition survey requirement was not formally completed.

To address this omission and provide appropriate evidence to support discharge of the condition, a supporting photo log has been prepared and is submitted alongside the archaeological monitoring reports produced by Wessex Archaeology (2024) and CFA Archaeology (2025). This material is intended to demonstrate that the exclusion zone was established, maintained and monitored throughout the construction programme.

The submitted material includes a photographic log, appended to this letter, drawing on site supervision records and wider site photography and covering the full period of works from initial site set-up in August 2024 through to completion and demobilisation in summer 2025. The



JBA Consulting is part
of the JBA Group

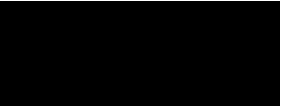
photographs demonstrate that the Heras fencing and 5m buffer around the Scheduled Monument were in place prior to the commencement of works, remained in position throughout construction, and were retained during the winter demobilisation period when works were suspended. The fencing and associated signage continued to demarcate the exclusion zone during the 2025 works and was only removed following completion of the scheme.

Routine checks of the fencing and exclusion zone were undertaken by the supervising engineers as part of normal site management procedures, and no encroachment into the Scheduled Monument occurred.

The General Arrangement drawing, and the As-Built General Arrangement drawing are also provided below to further depict the maintenance of the buffer zone.

This approach has been discussed with the archaeological advisor at Surrey County Council (working on behalf of West Sussex County Council). In correspondence dated 26 January 2026, the advisor confirmed that, while the absence of a formal condition survey was regrettable, the proposed way forward should provide confidence that the Scheduled Monument exclusion zone was complied with, and that this material would be appropriate for submission alongside the monitoring reports in support of a formal condition discharge request.

On this basis, the supporting photo log is submitted to demonstrate that the Scheduled Monument exclusion zone was maintained throughout the works, and to support discharge of the archaeological planning condition.



Robert Beresford

For and on behalf of Jeremy Benn Associates Limited

Project Manager



**Bramber Brooks Construction-VolkerStevin Infrastructure
Limited-1070171203**

Conditions Photo Log - 20/10/25

Figure 1 – Aerial photograph during construction.



Figure 2 – General arrangement drawing depicting the buffer zone around the Scheduled monument prior to construction.

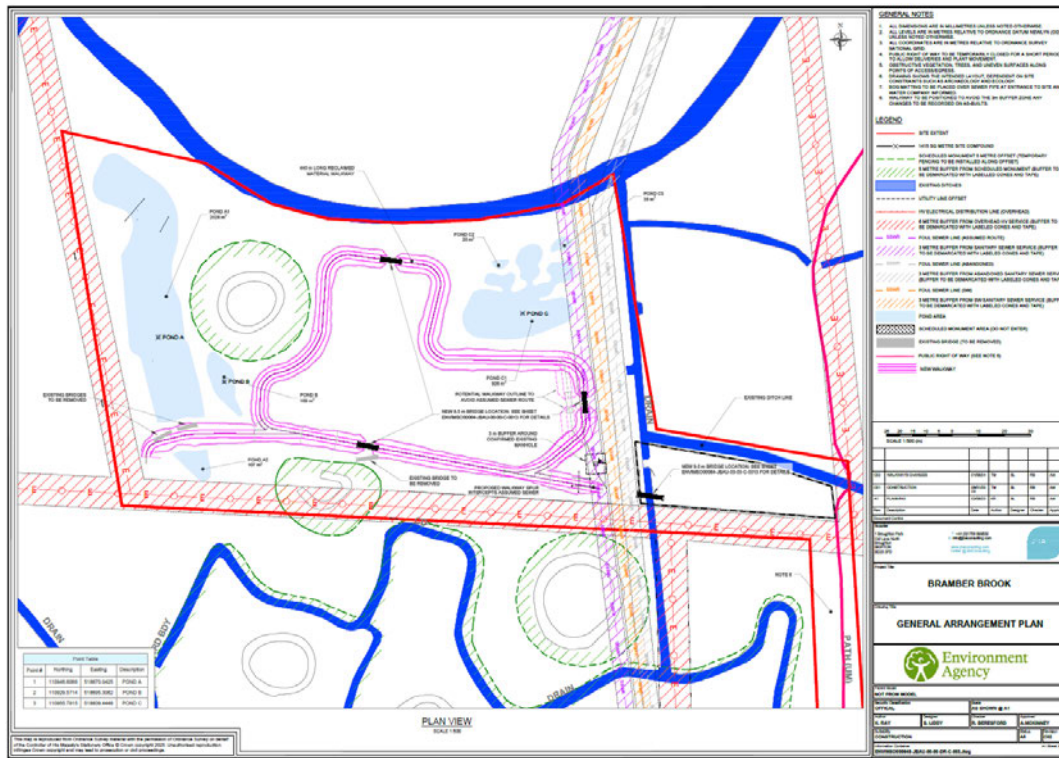
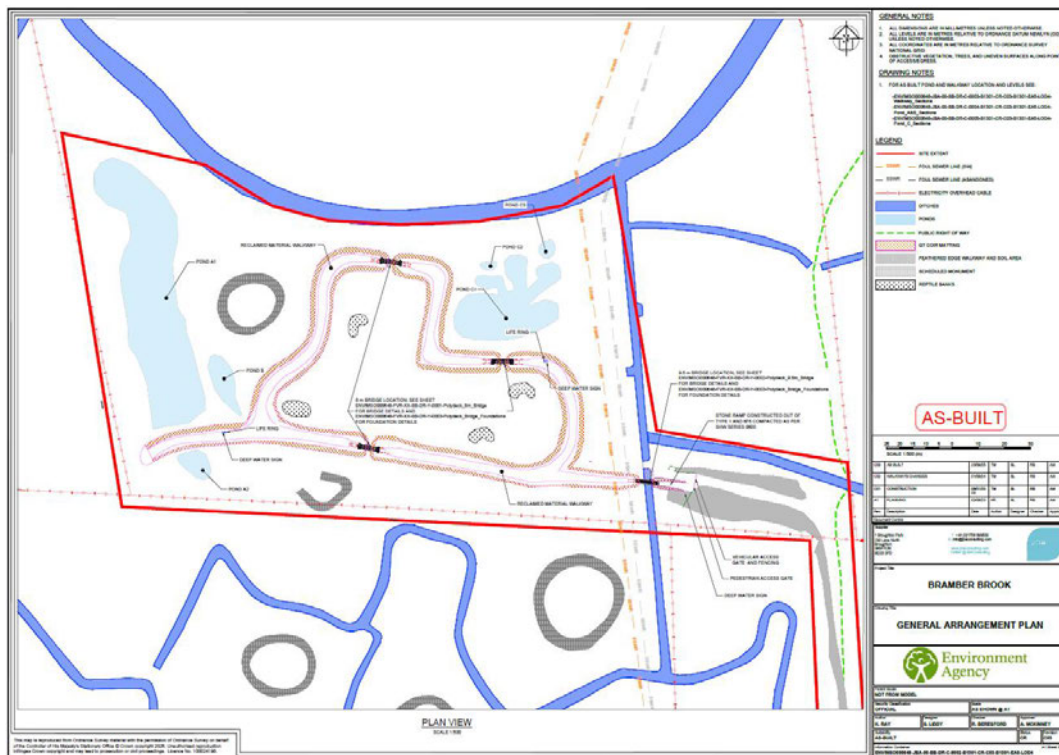


Figure 3 – The As-Built General arrangement drawing.



Scheduled Monument Protection Measures

 Image 1: View of working area taken from south-east corner of site (access gate). No construction yet occurred.	20/08/2024: Image 1 Perimeter fencing for entire Site
 Image 1: Example of cable tied perimeter fence mentioned in appended checklist	22/08/2024: Image 1 Cable tied Perimeter Fencing
 Image 3: Excavation of Pond A1 commenced	23/08/2024: Image 3 Perimeter Fencing in place at A1

Image 1: Vegetation skim/removal of top soil of walkway section 2	29/08/2024: Image 1 Perimeter Fencing visible at SM. See uncut vegetation
Visual representation of works* completed as of end of 05/09/2024. *Sketch is indicative and for information purposes only. The information contained is from JBA drawings which have been superseded by technical queries raised by VS during construction (e.g. alignment of raised walkway).	Visual representation of works completed as of end of 05/09/2024. Showing avoidance of the SM to the south through perimeter fencing and between Pond A1 and walkway section 2 through Heras fencing within the Site boundary.
Image 6: Overview of stockpiling of excavated material and partial formation of walkway section 2.	02/09/2024: Image 6 Heras demarcating SM is off on left hand side of the image

	 Image 7: Clear, visible signage of exclusion zones for Scheduled Monument	02/09/2024: Image 7 Signage advising of exclusion zone on SM Heras demarcation.
	 Image 2: Capping of section 3 walkway (photo taken facing north-west corner of site and historic monument)	03/09/2024: Image 2 Showing Northern perimeter fencing and Heras demarcation for SM in the background.
	 Image 4: Pond A2 stripped of top soil	18/09/2024: Image 4 Perimeter fencing in SW corner of the Site. Bramber Castle SM in distant background (circled).

 Image 6: Raised walkway section 2 & 4 between compactions.	19/09/2024: Image 6 <i>Perimeter fencing in on Southern edge of Site. Shows delineation to SM to the South.</i>
 Image 2: Southern area of pond C1 complete	25/09/2024: Image 2 <i>Perimeter fencing on the Eastern edge of Site up to the drainage ditch.</i>
 Image 1: Pond B with mesh barrier fencing installed around perimeter. Image taken looking north.	04/10/2024: Image 1 <i>Heras fencing on right hand side of picture demarcates SM. Maintained in place through out delivery of the scheme.</i>



08/10/2024:

Image 5

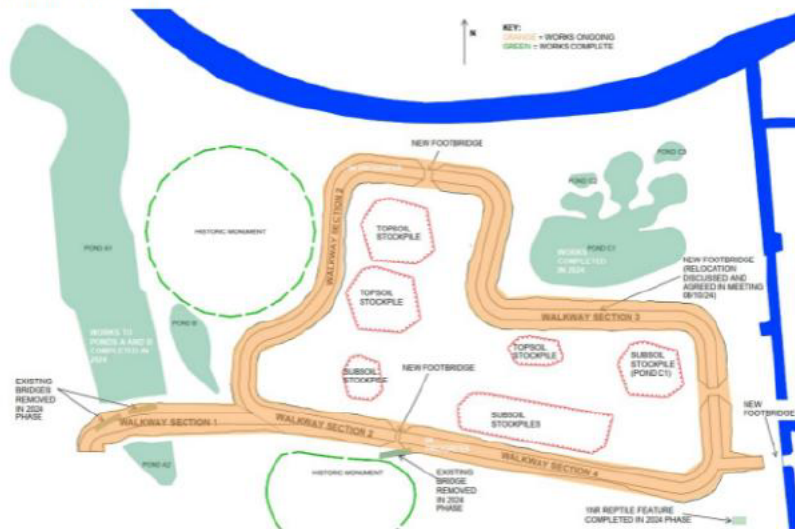
**SM demarcation
fencing in
background.**

Image 5: Current surface of walkway section 2. Image taken looking west at location of new footbridge between section 2 and 3.

Works were demobilised for winter on 17/10/24 following 6 weeks of persistent wet weather. Ground conditions were too treacherous to continue. Works were demobilised until 19/05/25. All perimeter fencing was retained in position during the demobilisation period. All ponds were dug in 2024. Most of the walkway was laid in 2024 but not to full height. Works were generally away from the SM in 2025. All 4no. bridges, landscaping works, and making good were completed in 2025.

Summary of days ECC Supervisor team were present on site in working week:

19/05/2025 to 23/05/2025



**Sketch showing
progression of
site works up to
23/05/25.**



Image 2: Example of bridge foundation excavation.

27/05/2025:

Image 2

**Perimeter
fencing at
Southern edge
visible whilst
setting
foundations for
Bridge 2.**



Image 3: Walkway from chainage 225m to 170m.

03/06/2025:

Image 3

**Heras for SM
demarcation
visible on right
hand side of
image between
chainages 170-
225m.**



Image 2: Image shows complete installation of GPR footbridge 'Bridge 3'. Outstanding works is to only connect bridge to concrete foundations

13/06/2025:

Image 2

**Bridge 3 built.
SM to the South
is behind the
southern
perimeter
fencing in
background.**

A photograph showing a construction site with a large metal mesh panel (Heras) lying on the ground. In the background, there are various pieces of equipment, including a yellow container and a blue and white striped flag. The area is surrounded by green grass and trees under a cloudy sky. Image 1: Commencement of Heras panel removal from works area.	27/06/2025: Image 1 <i>First panels being taken down in advance of collection from Site.</i>
A photograph showing a wooden bridge with black metal railings crossing a body of water. In the background, a red circle highlights a specific area on the far bank, which appears to be a scheduled monument. The foreground shows a large pile of brown earth or gravel. Image 5: Overview of Bridge 1	23/07/2025: Image 1 <i>Final Supervisor report. Evidence that Heras panels have been removed. Scheduled monument circled in background. Works were completed and Site demobilised this week.</i>