



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Hannah Darley	Horsham District Council – Planning Dept
LOCATION:	Oakwood House, Bonfire Hill, Southwater, West Sussex, RH13 9BU
DESCRIPTION:	Erection of a chalet style (self-build) dwelling.
REFERENCE:	DC/26/0134
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application area within a Red Archaeological Notification Area that requires the results of a search of the West Sussex Historic Environment Record to be provided. The applicant has now supplied supporting archaeological information and further archaeological work secured by a planning condition is advised	
MAIN COMMENTS: The application is within an Archaeological Notification Area DWS8545- Land to the West of Southwater and so the results of a search of the West Sussex Historic Environment Record are required. The applicant has provided evidence that the required search of the HER has been carried out but unfortunately the archaeological assessment that has also been provided is very poor and does not conform to the standards set out by The Chartered Institute for Archaeologists. However, the assessment has identified that there is potential for archaeology to be present and as there is no evidence that the site has been previously disturbed, it remains to be determined whether archaeological remains are present on the site To clarify the nature, extent and significance of any archaeological deposits that may be present further investigations are required. In the first instance an archaeological field evaluation of the site would be appropriate which will enable suitable mitigation measures to be developed should significant archaeology be discovered. The work should target areas of impact such as the house footprint and access road. In this case 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:	5/10/2026