
From: Nick Truckle [REDACTED]
Sent: 19 June 2026 14:02
To: Sam.Whitehouse
Subject: RE: DC/26/0671- Land Off Old Crawley Road

Follow Up Flag: Follow up
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Hi Sam,

Many thanks for passing on the comments from the applicants regarding my advice on this application.

I was unaware of the previous scheme and its history and based my comments on the contents of desk based archaeological assessment, which has identified that the site has the potential to contain archaeological remains of possible regional significance. I note the previous advice from Essex Place Services, and I am surprised that they did not request additional information on the extent and significance of the potential archaeology at that time, given that the desk based assessment produced for DC/20/0470 is basically the same as for the 2026 application .

The main identified potential is for Mesolithic archaeology that will likely compromise scatters of stone (flint) artefacts within the top and sub soils and possibly evidence for flintworking preserved at lower levels. The presence of material of this date in this location is of particular significance as I outlined in my original advice letter. Should it be confirmed by evaluation that a Mesolithic site(s) is present then there will be two options for the developer.

The first would be to preserve the remains in situ: early evaluation as I recommended would provide information on the extent of any archaeology so that the information could be included in the overall scheme design.

If preservation is not possible then mitigation would be a second option and would consist of detailed archaeological excavation to preserve the archaeology by record in advance of the development. The excavation of flint scatters requires specialist input and normally involves the total excavation and recording of the archaeology, where techniques such as 3D recording of individual artefacts and site sieving would be standard methodologies for early prehistoric archaeology. This is in contrast to the excavation of later archaeology such as Roman and medieval, that would involve the sampling of features. Mitigation work on a Mesolithic site could therefore be time consuming on site and require specialist post excavation assessment and analysis which will take a high level of resources to complete, with the developer responsible for financing this work up to and including the publication of the results. The option to evaluate the site and understand the nature and extent of the archaeology prior to determination would satisfy the requirements of Paragraph 207 of the NPPF and would enable the developer to take an informed view of the risk that a significant amount of archaeological mitigation may be required before the development commences. The applicants are advised to consult with their archaeological contractor to better understand the potential risks.

Notwithstanding the above, I do acknowledge that this site has been part of a previous application and that a conditional approach was considered appropriate by both the Council and the Planning

Inspector, so if the council is minded to approve the application and the applicant accepts that there is a risk that significant archaeology requiring detailed mitigation may be present on the site, then the following condition should be attached to any consent that may be granted.

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)

I hope that you find these comments helpful. Please contact me if you have any questions.

Kind regards

Nick

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