



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sam Whitehouse	Horsham District Council – Planning Dept
LOCATION:	Land East of 1 To 25 Hayes Lane, Slinfold, West Sussex
DESCRIPTION:	Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782, and land for a scout hut and associated parking. (Amended plans and description).
REFERENCE:	DC/25/2006
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by a desk based archaeological assessment produced by Abrams Archaeology that concludes that the site has an apparent low archaeological potential but has not been developed in the past and so 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 site is in excess of the 0.5ha area that requires the provision of a search of the West Sussex Historic Environment Record and so application is supported by a desk based archaeological assessment produced by Abrams that has used appropriate sources, including the West Sussex HER, to determine that the site has an apparent low potential for archaeological remains but as there has only been one previous investigation in the vicinity of the site, the potential remains uncertain.

To clarify the nature, extent and significance of any archaeological deposits that may be present further investigations are required and so an initial non-intrusive geophysical survey of the site would be appropriate. Should this reveal that potential archaeological features are present then an archaeological field evaluation of the site will be required which will enable suitable mitigation measures to be developed should significant archaeology be discovered.

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:	13/8/2026