



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sophie Moore	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Potters, Potters Green, Station Road, Cowfold, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982.
REFERENCE:	DISC/26/0037
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The applicants have submitted the results of an archaeological trial trench evaluation that demonstrates that parts of the site contain significant archaeological remains and so further work is required. The scope of this work should be set out in a supplementary Written Scheme of Investigation (Archaeological Specification) for a programme of archaeological mitigation work. The archaeological condition should remain in place so that the mitigation works can be secured	

MAIN COMMENTS:

The applicants have submitted the results of an archaeological trial trench evaluation that demonstrates that the site contains significant archaeological remains. The report, prepared by Archaeology South East, reveals that archaeological features were present across the site with the majority of these relating to post medieval or modern activity. However, possible occupation evidence including pits and a posthole of Saxo-Norman/high medieval date were recorded within the north-eastern part of the site. These remains are significant as they may provide evidence of the early development of Cowfield which is first documented in the thirteenth century and so further mitigation measures are required to record the archaeological remains in advance of their loss.

The significant archaeological features were recorded in trenches 5, 6, 10 and 14 within the north east corner of the site where residential development is proposed and so a strip map excavation area around these trenches is required incorporating these trenches.

A specification for this work and the required post excavation assessment and reporting should be submitted in a supplementary Written Scheme of Investigation to be agreed in advance of the work. As the significant archaeology is confined to the northeastern area of the site, I have no objection to development works commencing outside of this area once an acceptable mitigation scheme has been agreed.

ANY RECOMMENDED CONDITIONS:

N/A

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