



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Steyning Grammar Upper School, Shooting Field, Steyning, West Sussex, BN44 3RX
DESCRIPTION:	Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
REFERENCE:	DC/26/0322
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by a desk based archaeological assessment that concludes that the site has a moderate archaeological potential for the prehistoric, early medieval and medieval periods and that 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 application site is well in excess of 0.5ha in extent and so is supported by a desk based archaeological assessment produced by Brindle and Green Ltd that has used appropriate sources, including the West Sussex HER, to determine that the site has a moderate potential for the prehistoric, early medieval and medieval periods The site has been previously developed to some extent, and this will have impacted upon the potential for survival of archaeological remains so in order to clarify the nature, extent and significance of any archaeological deposits that may be present the report considers that further investigations may be required. I can confirm that this is correct and that in the first instance an archaeological field evaluation of all accessible areas where new build is proposed would be appropriate. This will enable suitable mitigation measures to be developed for the site 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:	27/3/2026