



## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO: Tamara Dale</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Horsham District Council – Planning Dept                                                                                                                                  |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The Hyde, Rusper Road, Ifield, West Sussex, RH11 0LN                                                                                                                      |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Outline Application for redevelopment of the site to provide up to 7 dwellings, infrastructure, ancillary parking and landscaping with all matters reserved except access |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DC/26/0207                                                                                                                                                                |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Advice</b> / No Objection / Objection / More Information / Modification / Refusal                                                                                      |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b><br><b>The site is within an Archaeological Notification Area and so the application is supported by an archaeological desk based assessment produced by Archaeology South East that concludes that the site has a high potential for medieval for medieval archaeological remains and a moderate potential for the later prehistoric and Roman periods and that further archaeological investigations are required 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</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                           |
| <b>MAIN COMMENTS:</b><br><p>The site is within an Archaeological Notification Area DWS8516 - Iron Ore Industry and Medieval Moated Site, Rusper. The application is supported by an archaeological desk based assessment produced by Archaeology South East that has used appropriate sources, including the West Sussex HER, to determine that the site has a high potential for archaeological remains for the medieval period and a moderate potential for the Iron Age and Romano British periods. 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 a geophysical survey followed by an archaeological field evaluation of the site would be appropriate which enable suitable mitigation measures to be developed for the site should significant archaeology be discovered.</p> <p>In this case I consider that it would be reasonable and proportionate to secure the required archaeological investigations and recording along with any subsequent mitigation that may be required by attaching the following condition should planning consent be granted.</p> |                                                                                                                                                                           |

**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)

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| <b>NAME:</b>       | Nick Truckle BA MCIfA                               |
| <b>DEPARTMENT:</b> | Surrey County Council Historic Environment Planning |
| <b>DATE:</b>       | 27/3/2026                                           |