



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Kate Turner	Horsham District Council – Planning Dept
LOCATION:	Rascalls Farm, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BG
DESCRIPTION:	Approval of details reserved by condition 10 to approved application DC/20/0695.
REFERENCE:	DISC/26/0236
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The applicants have submitted a report that demonstrates that significant archaeological remains are present on the site and so mitigation measures are required to excavate and record the archaeology before it is lost. The submission contains an acceptable Written Scheme of Investigation (WSI) for a Programme of Archaeological Mitigation works that sets out a programme of detailed archaeological excavation and post excavation works that will ensure that the significant archaeological remains recorded during the trial trench evaluation will be preserved by record and the results made available to the public. In order to secure the investigations and post excavation and publication work, part ii of the condition should not be fully discharged at this stage.	

MAIN COMMENTS:

The applicants have submitted a report setting out the results of the trial trench evaluation of this site together with a revised Written Scheme of Investigation (WSI) for a programme of archaeological mitigation works following the discovery of significant archaeological remains on the site by Archaeology South East.

The evaluation trenching revealed significant archaeology in the form of a series of small pits, one of which contained the remains of a human cremation which although currently undated likely dates to the later prehistoric period. Because of the presence of this archaeologically significant deposit and the potential that other similar features may be present then further mitigation measures in the form of a strip, map and sample excavation are required centred around the burial deposit in trench 44 in the central southern part of the site.

I can confirm that the Mitigation Written Scheme of Investigation prepared by Archaeology South-East is acceptable, that the excavation area that is identified is appropriate and the works set out in the WSI will ensure that the archaeological remains will be properly excavated and recorded to appropriate professional standards in advance of their loss.

I have no objection to development now commencing elsewhere on the site, but as there is a need to ensure the programme of post excavation work can be secured following the completion of the on-site work, I advise that part ii of the condition should not be fully discharged until a post excavation report has been submitted that sets out the results of the work together with proposals for analysis and dissemination of the results.

ANY RECOMMENDED CONDITIONS:

The partial requirements of the condition have been satisfied, as the Council's consultant Archaeologist is satisfied with the content of the submitted Written Scheme of Archaeological Investigation (WSI). The archaeological fieldwork should be implemented in accordance with the WSI. The archaeological site investigation and post investigation assessment will require submission to and subsequent approval by the Local Planning Authority.

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	7/8/2026