



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Nicola Pettifer	Horsham District Council – Planning Dept
LOCATION:	Land South of Billingshurst Business Park (Phase 3), Hilland Road, Billingshurst, West Sussex
DESCRIPTION:	Outline permission for erection of buildings for Eg(iii)/B2/B8 use with associated yard areas, vehicle parking and access. All matters except access.
REFERENCE:	DC/26/0033
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is within an Archaeological Notification Area DWS8539 -Multi-Period Site to the East of Billingshurst. A desk based archaeological assessment has been provided that covers the site and suggests that the archaeological potential is low but 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 site is within an Archaeological Notification Area DWS8539 -Multi-Period Site to the East of Billingshurst and so the application is supported by a desk based archaeological assessment produced by ACD Environmental that has used appropriate sources, including the West Sussex HER, to determine that the potential of the site itself appears low due to the absence of archaeological finds from previous investigations to the north but the site is close to the Roman Road of Stane Street and Iron Age and Roman settlement have been recorded in the study area and so further archaeological investigations are required to clarify the nature, extent and significance of any archaeological deposits that may be present. in the first instance an archaeological field evaluation of the site would be appropriate and which 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:	23/02/2025