



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sam Whitehouse	Horsham District Council – Planning Dept
LOCATION:	Toat Cafe, Stane Street, North Heath, West Sussex, RH20 1DN
DESCRIPTION:	Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/café and open space, all matters reserved except access. (Amended details)
REFERENCE:	DC/26/0826
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is now supported by a desk based archaeological assessment produced by the Surrey County Archaeological Unit that concludes that the site has a seeming moderate archaeological potential for prehistoric, Roman 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 is supported by a desk based archaeological assessment produced by the Surrey County Archaeological Unit that has used appropriate sources, including the West Sussex HER, to determine that the site has an apparent moderate potential for prehistoric, Roman and medieval archaeological remains due to previous discoveries in the area but that the true potential of the site has yet to be determined 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 the site would be appropriate 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.	

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:	27/8/2026