



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sam Whitehouse	Horsham District Council – Planning Dept
LOCATION:	Land Off Old Crawley Road, Faygate, West Sussex
DESCRIPTION:	Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.
REFERENCE:	DC/26/0671
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The application is supported by a desk based archaeological assessment produced by Archaeology South East that concludes that the site has a high potential for archaeological remains dating from the earlier prehistoric periods, particularly the Mesolithic, and a moderate potential for medieval and post medieval remains. Evidence of activity or occupation from the Palaeolithic, Mesolithic and neolithic periods would be regionally significant and so further archaeological investigation is required to inform the planning application before a decision is made on its merits.	

MAIN COMMENTS:

The site is in excess of the 0.5ha area that requires the provision of a search of the West Sussex Historic Environment Record and so the application is supported by a desk based archaeological 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 significant archaeological remains.

The report identifies that an artefact of Palaeolithic date was found on the site which suggests that further material of this date may be anticipated. The WSHER also records a findspot in the south of the site which forms part of a wider series of Mesolithic flint scatters known as The Plain, formed of eight known Mesolithic sites in the immediate area within and around the proposed development. This series of sites form a Middle' Mesolithic industry peculiar to the Weald, east of Horsham, and not found elsewhere in Britain and the report considers that *the potential for more should be considered very high and of regional importance.*

Previous archaeological work in the vicinity also suggests a high potential for neolithic activity consisting of artefacts scatters and the potential for archaeological features such as pits and post holes.

To clarify the nature, extent and significance of any archaeological deposits that may be present, further investigations are required to further inform the planning application and provide an opportunity to create design measures to preserve highly significant remains in situ if required.

The report recommends a programme of archaeological field walking followed by geophysical survey and trial trench evaluation. However, to be effective, fieldwalking has to be carried out following ploughing of the site and the development timescales may preclude this as an option. Geophysical survey could provide information on the presence of buried archaeological features from the neolithic and medieval periods and a targeted programme of geoarchaeological and archaeological trial pits would provide an indication of the potential of the site identify whether the significant Mesolithic archaeology recorded in the southern area extends further into the site. This programme of targeted work, which should be overseen by a recognised specialist in the period, should provide sufficient information to allow the determination of the planning application.

I will be able to offer further advice once the required investigations have been completed

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Nick Truckle BA MCIfA

DEPARTMENT:

Surrey County Council Historic Environment Planning

DATE:

9/6/2026

