



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Nicola Pettifer	Horsham District Council – Planning Dept
LOCATION:	Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex
DESCRIPTION:	Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans)
REFERENCE:	DC/23/0406
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The amendments do not alter the previous archaeological advice given by Essex Place Services dated 11 September 2023 that a programme of archaeological investigations secured by a planning condition are required.	

MAIN COMMENTS:

The site is located immediately adjacent to the Scheduled Roman Villa Roman building 200yds (180m) NW of Spring Copse, (NHLE ref. 1005826). Geophysical survey of the Scheduled site and its immediate environs in 1999 and 2000 identified probable associated archaeological features which extend into the proposed development site. The southern portion of the site is located within Archaeological Notification Area Roman Settlement Activity, a Medieval Moated Site, Church Farm Historic Farmstead and the Medieval Hamlet of Asington (DWS8554). To the east of the site is the 15th century Parish Church of St Peter and St Paul, a Grade II* Listed Building (NHLE ref. 1027442). The proposed access route cuts across a range of buildings and number of interlinked ponds that appear to have been associated with the potentially medieval moated site of Church Farm, which is depicted on the 1847 Tithe map.

The archaeological potential for the remainder of the site is as yet largely unknown, it is however considered unlikely that archaeological remains associated with the Roman villa and considered to be of equivalent significance extend into this area. However, the proposed development will have a severe below-ground impact on any archaeology that might be present and it is evident that the site has high potential for archaeological remains dating from the Roman and medieval periods.

ANY RECOMMENDED CONDITIONS:

An Archaeological Programme of Geophysical Survey and Trial Trenching followed by Open Area Excavation if significant deposits are identified

- 1. No development or preliminary groundworks can commence until a programme of geophysical survey and archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.**
- 2. A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.**
- 3. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.**
- 4. The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.**

NAME:

Nick Truckle BA MCIfA

DEPARTMENT:

Surrey County Council Historic Environment Planning

DATE:

2/7/2024