



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Alice Johnson	Horsham District Council – Planning Dept
LOCATION:	Cedar Cottage, Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR
DESCRIPTION:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
REFERENCE:	DC/26/0640
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 TCMS Heritage that concludes that the site has an apparent low archaeological potential. However, there have been few previous investigations in the vicinity so 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 in excess of the 0.5ha area that requires the provision of a search of the West Sussex Historic Environment Record and so application is supported by a desk based archaeological assessment produced by TCMS Heritage that has used appropriate sources, including the West Sussex HER, to determine that the site has an apparent low potential for archaeological remains but as there has only been one previous investigation in the vicinity of the site, the potential remains uncertain. To clarify the nature, extent and significance of any archaeological deposits that may be present further investigations are required and so an archaeological field evaluation of the site would be appropriate which will enable suitable mitigation measures to be developed 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:	28/5/2026