



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Matthew Porter	Horsham District Council – Planning Dept
LOCATION:	Land North of Melton Drive, Storrington. West Sussex
DESCRIPTION:	Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access
REFERENCE:	DC/26/1168
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 an apparent moderate to high archaeological potential 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. 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 an apparent moderate to high potential for archaeological remains. Archaeological investigations carried out in 2021 at the adjacent site to the east identified a Middle Iron Age enclosure, which was reused in the Romano-British period. Other findings included an associated field system, three 2nd century cremation burials and a late medieval/postmedieval trackway defined by two parallel ditches. There is a possibility that this trackway may cross the southern part of the Site

To clarify the nature, extent and significance of any archaeological deposits that may be present then further investigations are required and so any further detailed planning applications should be supported by the results of a geophysical survey and a trial trench evaluation 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:	7/9/2026