



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Halima Chowdhury	Horsham District Council – Planning Dept
LOCATION:	Barrow Hill Farm, Barrow Hill, Henfield, West Sussex, BN5 9DN
DESCRIPTION:	Erection of a two storey side extension with associated landscaping works and installation of new conservation rooflights to the existing roof. (Householder Application).
REFERENCE:	DC/25/1931
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The site is within an Archaeological Notification Area DWS8974 – Barrow Hill Farm Medieval Historic Farmstead, Henfield. The new extension has the potential to disturb archaeological remains associated with the earliest phase of Barrow Hill farmhouse and so a programme of archaeological monitoring and recording during construction to be secured by a planning condition is advised.	

MAIN COMMENTS:

The site is within an Archaeological Notification Area DWS8974 – Barrow Hill Farm Medieval Historic Farmstead, Henfield and so the application is supported by an Archaeological Interpretive Study and a Heritage Impact Statement both produced by Archaeology Services Lewes.

The Archaeological Interpretive Study looks in detail at the listed farmhouses and sets out a suggested phasing for the building from its origins in the 15th Century to the form it takes today. The report suggest that some additional recording of historic features may be beneficial during the proposed internal works and so advice should be sought from your Conservation Office regarding the scope of any recording that may be required. The Heritage Impact Study assesses the significance of the heritage asset and its setting against the impact of the development proposals and again your conservation officer will determine whether the level of harm is acceptable in this case.

In terms of the potential for below ground archaeology, the proposed phasing of the building set out in the Interpretive Study suggests that part of the original 15th century structure was removed when the building was altered in the late 15th/early 16th century and that the construction of the new extension and associated works may reveal archaeological evidence of this early structure. The report therefore recommends that an archaeological monitoring (watching brief) is carried out on any below ground interventions, such as service runs and the reduction of any ground levels such as footings required for the new extension. I agree with this recommendation and so can confirm that a programme of archaeological monitoring and recording during construction by a professional archaeological organisation should be required so that any archaeological deposits that are present are identified and recorded to appropriate professional standards and the results made publicly available.

This work can be secured by the planning condition listed below.

ANY RECOMMENDED CONDITIONS:

Archaeological deposits are both fragile and finite and the following condition is therefore recommended for the application in accordance with the National Planning Policy Framework.

I) No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded 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:	6/1/2026

