



HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Kate Turner	Horsham District Council – Planning Dept
LOCATION:	Land To the Rear of The Copse, Worthing Road, Horsham, West Sussex, RH13 9AT
DESCRIPTION:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
REFERENCE:	DC/26/0355
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The amendments do not alter my previous advice which is set out below for information. The application area is well over the 0.5ha area that would require the results of a search of the West Sussex Historic Environment Record to be provided. This information should be set out within a Historic Environment desk based assessment which should be provided before a decision is made on the merits of the application in line with Local validation requirements. If the Council is minded to approve the application without an assessment, then the required search of the Historic Environment Record should be provided within a Written Scheme of Investigation for the trial trench evaluation of the site which could be secured by attached the recommended planning condition. Please note that a watching brief is not appropriate for this site.	

MAIN COMMENTS:

The application is for the development site of c.1.8 ha which is well over the 0.5ha area that requires the results of a search of the West Sussex Historic Environment Record to be provided. Due to the nature and size of the development, which would have a destructive impact on any archaeological remains that may be present, an archaeological desk based assessment should be provided that includes the results of a search of the West Sussex Historic Environment Record and examines all appropriate available sources in order to assess the archaeological potential of the site. The work should be carried out by an appropriately qualified professional heritage organisation to standards set out by the Chartered Institute for Archaeologists.

I note that the applicants have requested that the archaeological requirement be conditioned and so, If the Council is minded to approve the application without an assessment, then an archaeological condition requiring a search of the Historic Environment Record to be provided within an Written Scheme of Investigation for the trial trench evaluation of the site should be attached to planning consent if granted.

The recommended planning condition is set out below. The same condition was advised for the adjacent site in 2024 but was replaced by a condition specifying that a watching brief was required when the application was approved. Please note that a watching brief is not appropriate for this site as a trial trench evaluation is required to determine the presence or absence of significant archaeology and so allow appropriate mitigation measures to be designed if required.

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:	7/7/2026