



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sam Whitehouse	Horsham District Council – Planning Dept
LOCATION:	Toat Cafe, Stane Street, North Heath, West Sussex, RH20 1DN
DESCRIPTION:	Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
REFERENCE:	DC/26/0826
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: 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.	
MAIN COMMENTS: The application is for the development site of over 5 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. A heritage Statement is provided but this does not contain the results of a historic environment record search and contains no mention of the potential for archaeological remains. 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. Once the assessment has been received an informed decision can be made regarding the need for further work to both clarify the archaeological potential and devise appropriate responses to mitigate the threat posed by the proposals to any potential archaeological remains.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Nick Truckle BA MCIfA

DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	7/7/2026