



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Sophie Moore	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Potters, Potters Green, Station Road, Cowfold, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3,4,5,6,7,8,9,11,12,13,14,15,16 to approved application DC/24/0982.
REFERENCE:	DISC/26/0037
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The applicants have submitted the results of an archaeological trial trench evaluation that demonstrates that parts of the site contain significant archaeological remains and so further work is required. An acceptable Written Scheme of Investigation for a programme of archaeological mitigation has now been submitted and so the requirements of part I of the archaeological planning condition have been met and part I can be discharged.	

MAIN COMMENTS:

The applicants have submitted the results of an archaeological trial trench evaluation that demonstrates that the site contains significant archaeological remains. The report, prepared by Archaeology South East, reveals that archaeological features were present across the site with the majority of these relating to post medieval or modern activity. However, possible occupation evidence including pits and a posthole of Saxo-Norman/high medieval date were recorded within the north-eastern part of the site. These remains are significant as they may provide evidence of the early development of Cowfield which is first documented in the thirteenth century and so further mitigation measures are required to record the archaeological remains in advance of their loss.

The applicants have now supplied an additional Written Scheme of Investigation prepared by Archaeology South East that sets out a programme of mitigation works involving a targeted excavation within the north east corner of the site where the evaluation suggests significant archaeology is present.

I can confirm that the Written Scheme provides an acceptable methodology to ensure that the archaeology will be recorded to appropriate professional standards and the results, assessed, analysed and published and so this satisfies part I of the archaeological condition which can be discharged. Part ii should remain, as this will ensure that the full programme of post excavation work can be secured.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	5/6/2026