



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/1315
Date: 11 June 2026

ARCHAEOLOGICAL ADVICE

RE: Land West Of Gatesmead, Wickham Way, Haywards Heath

The application is for Proposed 49 new homes together with open space and associated infrastructure.

The West Sussex Historic Environment Record (HER) shows that the proposed development lies in an area with the potential for significant archaeological remains to survive.

The site lies within an Archaeological Notification Area indicating the presence of industrial Iron Age/Roman activity (HER DWS9078). This notification area was created after the discovery of an iron smelting furnace and bloomery site to the east of the proposed development, which was carbon-dated to the early/middle Iron Age (HER MWS12937).

Archaeological remains related to this Iron Age industrial activity may extend onto the proposed development site and be negatively impacted by the groundwork associated with the proposals. Accordingly, I recommend that a programme of archaeological trial trenching is undertaken on the proposed development site in advance of the commencement of development (secured by condition). This trenching would determine the presence and extent of any archaeological remains and inform on any mitigation, if appropriate.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024) and Mid Sussex District Plan policy D34. A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the site needs to be further understood by a programme of trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation/mitigation; this could be outlined in further detail by a brief from this office to inform a Written Scheme of Investigation.



In view of the above, I recommend that the following conditions are placed on any permission:

RECOMMENDATION: Archaeological trial trenching and excavation

- (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.
- (2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above, and any subsequent mitigation has been agreed.
- (3) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

Mark Baister BA MCIfA

Historic Environment Consultant

Place Services

Email: HistoricEnvironment@essex.gov.uk



Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.