



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/0577
Date: 25 March 2026

ARCHAEOLOGICAL ADVICE

RE: Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm, Turners Hill Road, Crawley Down

The application is for Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.

As established by both the desk-based assessment submitted with the application and the West Sussex Historic Environment Record (HER), the proposed development lies in an area with the potential to contain significant archaeological remains.

To the north-east of the proposed development is Westlands Farm, a historic farm complex with possible medieval origins (HER MWS13967). To the south-east is Huntsland Farm, another extant farmstead with possible origins in the medieval period (HER MWS11821). Agricultural and extramural remains associated with these historic farmsteads are likely to extend into the proposed development area and be negatively affected by the development's groundworks.

Archaeological investigations undertaken to the immediate east of the proposed development, at Wychwood, have previously uncovered medieval and undated pits and ditches on several alignments, interpreted as forming several phases of activity (HER MWS14982 & MWS14963). Similar archaeological remains are likely to extend into the proposed development site.

Chance finds of an Iron Age and Roman date have also been found in proximity to the site, including pottery and coins, raising the potential that associated archaeological remains of these dates may survive on the proposed development site.



Although the exact extent of archaeological remains within the site is currently unclear, what is clear is that any archaeological remains that are present on the site are likely to be negatively impacted by the groundworks for the proposed development. Accordingly, I recommend that further information about the extent and scale of archaeological remains within the site needs to be established prior to the commencement of development. Once this has been established, it would allow for a program of archaeological mitigation to be undertaken to excavate, or preserve, any identified archaeological remains as appropriate.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by mitigation 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: Phased programme of archaeological investigation

- (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 Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.**
- (3) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/preservation strategy for approval by the Local Planning Authority.**
- (4) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.**
- (5) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.**

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.