



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/2626
Date: 7 November 2025

ARCHAEOLOGICAL ADVICE

RE: 42 Hurst Road, Hassocks

The application is for the Subdivision of the existing residential plot to create 2no residential dwellings, alongside retention of existing dwelling.

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, primarily those of a Roman date.

The proposed development lies just to the north-west of a confluence of multiple Roman Roads running through Mid Sussex, as evidenced by previous excavations along their route, and denoted by several Archaeological Notification Areas (HERs DWS8607, DWS8680 & DWS8725). Surrounding this convergence of roads is an area of multi-period archaeological activity (HER DWS8193), including extensive Roman building remains to the south of the proposed development (HER MWS7316 & MWS883) forming part of a Roman settlement site (HER MWS4415). A cemetery associated with this settlement was also uncovered (HER MWS3204), which included the discovery of earlier Bronze Age (HER 891) and later Anglo-Saxon burials (HER MWS892), suggesting occupation in this area for a substantial period of time.

Recent excavations at 36 Hurst Road, to the east, have uncovered Roman quarrying activity and evidence for industrial activity (HER MWS15825). Archaeological investigations at 34 Hurst Road have uncovered further Roman features, in the form of rubbish pitting (HER MWS16055).

Given the proposed development's proximity to the sites detailed above, there is a likelihood that significant archaeological remains will survive on the site and be negatively impacted by the groundworks associated with the proposals.

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.**

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