



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/1132
Date: 12 June 2026

ARCHAEOLOGICAL ADVICE

RE: Land Parcel To The North Of Nos. 42-54 Hurst Road, Hassocks

The application is for Proposed tractor parking area, donkey enclosure, donkey stable, 3 shepherd huts and a wildlife pond.

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 site is 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), within which the site is located. This activity includes 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 south-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).

Additionally, a Roman Road is projected to run north from the conflux of activity to the south of Hurst Road; no evidence for this routeway was uncovered during recent work at 50 Hurst Road (HER MWS16056), but the resultant report postulated that its route may in fact pass further to the west. If this interpretation is correct it would pass through the proposed development site.



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

Accordingly, I recommend a programme of archaeological monitoring and recording is carried out on the groundworks associated with the proposals, to record any archaeological remains impacted.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of archaeological monitoring and recording 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 archaeological monitoring and recording; 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 Monitoring and Recording

- (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.**
- (2) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report 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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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.