



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/1078
Date: 20 May 2025

ARCHAEOLOGICAL ADVICE

RE: Pots And Pithoi Ltd, The Barns, East Street, Turners Hill, Crawley

The application is for the erection of a single storey store and car parking area.

No historic environment objections	
No historic environment objections subject to attached conditions	X
Further information required	
Recommend partial discharge condition	

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

The proposed development site is on the projected route of a Roman Road through Mid Sussex, as evidenced by excavations along its sections and defined by an Archaeological Notification Area (HER DWS8680).

The current projected route of the Roman road, as per the HER, differs from the line shown on OS mapping and is approximately 35m to the west – placing it approximately in the centre of the development site.

As well as archaeological features relating to the historic routeway itself, including surfaces, metalling and roadside ditches, there is also the potential for extramural activity such as industrial features and burials to be present next to the road.

Given the above, I recommend that a programme of archaeological trenching is undertaken on the proposed development site to assess the presence and extent of any archaeological remains, and to inform on any mitigation (if required).

I therefore recommend that the following conditions are placed on any consent, in accordance with the National Planning Policy Framework, paragraph 218 and Mid Sussex District Plan policy D34:



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.**

The work should be undertaken by an accredited and qualified archaeological contractor and will comprise a programme of archaeological trenching on the proposed development site, focused on the projected line of the Roman road and the location of the new store. Based on the results of this trenching a subsequent phase of archaeological mitigation work may then be required.

An archaeological brief can be produced from this office on request. This would detail the work required and can be acquired prior to the production of a WSI.

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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