



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/1588

Date: 27 July 2026

ARCHAEOLOGICAL ADVICE

RE: Southern Breach, High Street, Cuckfield, Haywards Heath

The application is for Proposed ground floor side extension, dormer window to rear roof slope, 5000x3000 swimming pool to rear garden, electric car charging point.

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 lies within an Archaeological Notification Area delineating the historic extent of Cuckfield (HER DWS8633). Cuckfield has medieval origins and was established as a town by 1255 (HER MWS4205). To the north-west of the site archaeological remains have previously been uncovered relating to eighteenth-century settlement (HER MWS14913), and it is likely that similar post-medieval remains, and possibly evidence of medieval activity, may survive on the proposed development site.

Accordingly, I recommend that a programme of archaeological monitoring and recording is undertaken during the groundworks associated with the proposals, including, but not limited to, any foundations, services, soakaways and the swimming pool.

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.**

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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.