



10 December 2024

Planning Department  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Planning Ref: DM/24/2865

### SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Caroline,

**RE: DM/24/2865 - Proposed alterations to rear extension of the Friary previously abutting former Dumbrells. Proposed incorporation of remaining former Dumbrells into Somners with new internal doorways for access. Proposed replacement single storey dwelling (Dumbrells) and associated landscape works  
Dumbrells, Church Platt, Cuckfield, Haywards Heath**

Thank you for consulting the Historic Environment Consultant to Mid Sussex District Council on the above planning application.

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

As attested by the submitted archaeological desk-based assessment and the West Sussex Historic Environment Record (HER), the proposed development site lies in an area with the potential for significant archaeological remains to survive, primarily those of a medieval or post-medieval date.

The proposed development is located within the historic core of Cuckfield (HER MWS4205). Although not mentioned in the Domesday Book, Cuckfield is considered to have become a town by 1255. The parish church, located some 50m to the south-east of the proposed development, was constructed in the thirteenth century on the foundations of a twelfth-century predecessor (HER MWS982). The current extent of the church's graveyard is outside the proposed development, and this is also the case on nineteenth-century historic mapping, but the early, medieval, extent of the burial ground is unknown and may feasibly extend into the proposed development area.

Given the above, I recommend that a programme of archaeological trial-trenching is undertaken on the site prior to the commencement of development, in order to identify the level of archaeological survival and to inform on any mitigation measures.





I therefore recommend that the following conditions are placed on any consent, in accordance with the National Planning Policy Framework, paragraph 211 and Mid Sussex District Plan policy D34:

**RECOMMENDATION: Archaeological Evaluation**

- (i) 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.**
- (ii) 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 (i) above, and any subsequent mitigation has been agreed.**
- (iii) 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 will comprise the excavation of an archaeological trial-trench within the footprint of the proposed new dwelling before the commencement of any groundworks. Depending on the results of the trenching, it may then be followed by excavation areas focused on any archaeological deposits identified, and/or monitoring of groundworks associated with the development.

An archaeological brief will be produced from this office detailing the work required on request and should be acquired prior to the production of a Written Scheme of Investigation. If you have any further questions please do not hesitate to contact me.

Yours sincerely

Mark Baister, BA MCIfA  
**Historic Environment Consultant**  
**Email:** [mark.baister@essex.gov.uk](mailto:mark.baister@essex.gov.uk)  
**Telephone:** 03330 133121

**Place Services provide archaeological advice on behalf of Mid Sussex District Council**

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

