



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/1657
Date: 1 August 2025

ARCHAEOLOGICAL ADVICE

RE: 23 Hurst Road, Hassocks

The application is for a proposed new residential development comprising the erection of 1 No. new detached self-build dwelling to replace an existing garage on garden land to the west side of the existing property.

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

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

A Roman cremation cemetery has previously been uncovered on the site of 23 Hurst Road, exposed during quarrying activities in the southern part of the current garden (HER MWS3204). The cemetery produced extensive pottery and human remains, as well as a large number of coins. Also discovered within the cemetery were earlier Bronze Age (HER MWS891) and later Anglo-Saxon burials (HER MWS892), suggesting occupation in this area for a substantial period of time.

Accordingly, the site has a high potential for significant archaeological remains to survive related to historic burial activity.

The submitted desk-based assessment suggests that the nineteenth and twentieth-century quarrying on the site will have likely removed any *in situ* archaeological features, and that only unstratified archaeological finds will likely be present and impacted by the groundworks associated with the proposals. Although there are likely areas where this is will be the case, the area of 23 Hurst Road and at least part of the garage proposed for demolition are shown on the HER as being outside the area of historic quarrying (HER MWS15846).

Given this, and the known regionally significant archaeological remains previously uncovered from the site, I recommend that to understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is undertaken 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:

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 will comprise a programme of archaeological trial trenching undertaken on the proposed development site, focused on areas of anticipated below-ground impact and undertaken before the commencement of the development. This trenching should aim to assess the presence/extent of any archaeological remains and the impact on the site from historic quarrying activity. Depending on the results of the trenching, it may then be followed by excavation areas focused on any archaeological deposits identified, and/or the archaeological monitoring of groundworks associated with the development.

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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