



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/0649
Date: 9 April 2026

ARCHAEOLOGICAL ADVICE

RE: The Paddock, London Road, Hassocks

The application is for Redevelopment of existing house to provide for 3 detached chalet height dwellings.

The West Sussex Historic Environment Record shows that the proposed development site has the potential to contain significant archaeological remains.

As attested by the submitted heritage statement, archaeological work to the immediate west of the proposed development site has uncovered significant multi-phase activity, in the form of a Bronze Age barrow with associated cremation, Roman/Medieval settlement activity, potential Anglo-Saxon sunken-floored buildings and more discrete remains (HER MWS15320).

Archaeological work to the east has uncovered more limited remains, related to land clearance and agricultural land division during the Late Iron Age/Roman periods (HER MWS15325).

Additionally, the projected route of a Roman road passes through the proposed development site, leading from the significant Roman settlement at Hassocks to the south-west. The route of this road has yet to be proven by archaeological excavation but is defined by an Archaeological Notification Area (HER DWS8607).

Some, or all, of the remains associated with the above known nearby archaeological deposits may extend into the proposed development site, and groundworks associated with the proposals are likely to have a negative impact on any archaeological remains present on the site.

Given the above, I recommend a programme of archaeological trial trenching is undertaken on the proposed development site prior to any development works commencing. This should aim to



establish the presence and extent of any archaeological remains and inform on any mitigation, if appropriate.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation 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 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:

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.**

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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.