



FAO: Planning Department,  
Mid Sussex District Council

Application ref: DM/25/1129  
Date: 14 May 2025

## ARCHAEOLOGICAL ADVICE

### RE: Land At Foxhole Farm, Foxhole Lane, Bolney

The application is an Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

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 archaeological remains to survive. To the immediate southeast of the proposals is the historic village of Bolney, a medieval settlement first recorded in 1284. The historic core of Bolney is defined by an Archaeological Notification Area (HER DWS8618).

To the east of the proposals an Anglo-Saxon road surface has been uncovered below The Street, likely associated with the historic settlement (EHER MWS835).

Given the above, the proposed development site is likely to contain extramural features relating to the historic settlement, including evidence of agricultural activity and land management.

Accordingly, I recommend that a programme of archaeological trial trenching, secured by a condition, is undertaken on the proposed development site to identify the presence and extent of any archaeological remains, and to also inform on any mitigation, as appropriate.

I recommend that the following conditions are applied to any consent, in line with the National Planning Policy Framework paragraph 218 and Mid Sussex Local Plan policy D34:



## **RECOMMENDATION: Phased programme of archaeological investigation**

- 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 evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.**
- 3. No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/ preservation strategy for approval by the Local Planning Authority.**
- 4. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.**
- 5. The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.**

The work should be undertaken by an accredited and qualified archaeological contractor and will comprise a programme of archaeological trial trenching on the proposed development site, carried out in advance of the commencement of the development works. Based on the results of this trenching a mitigation strategy will be submitted for approval, and subsequently a final report detailing the results of the archaeological work.

The District Council should inform the applicant of the archaeological recommendation. 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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Place Services

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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*