



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/1484

Date: 30 June 2026

ARCHAEOLOGICAL ADVICE

RE: Former Fishery Car Park, Lake View Road, Furnace Wood

The application is for the Erection of a bungalow, alterations to existing access to create a driveway and parking area, associated landscaping.

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.

Immediately adjacent to the proposed development site, to the west, is the Scheduled Monument of "Warren Furnace" (NHLE no 1005815). This is a post-medieval furnace site, forming part of the iron industry of the Weald, first recorded in 1567 and ceasing production by the late eighteenth century.

The significance of the Scheduled Monument derives from the archaeological industrial remains and earthworks within the site, and the historical association of the monument with the wider Weald iron industry. Features within the setting of the Scheduled Monument that contribute to its significance include Felbridge Water to the west, and the associated furnace pond to the south.

The proposed development lies within the setting of the Scheduled Monument, but in this area the setting of the monument largely comprises later, early twentieth-century residential activity within Furnace Wood. Given the limited contribution the site makes to the significance of the Scheduled Monument, in my assessment, there would be no harm to the significance of the designated asset from the proposals.

Historic mapping shows the proposed development site as being within an area of quarrying activity; it would be reasonable to assume this quarrying was for iron ore extraction associated with the furnace site. This historic quarrying may have had a negative impact on the preservation of archaeological remains predating the post-medieval period, but conversely post-medieval industrial remains may be present within the site associated with this quarrying activity and the adjacent furnace.

Accordingly, should consent be granted, I recommend that a programme of archaeological trial trenching is undertaken on the site in advance of development works commencing. This trenching should be targeted on the areas of anticipated groundworks within the proposals and can be



secured by a condition. The results of the trenching will inform on the presence and extent of archaeological remains within the proposed development site, and on the scope of 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.**

Mark Baister BA MCIfA

Historic Environment Consultant

Place Services

Email: HistoricEnvironment@essex.gov.uk



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.