



11 February 2025

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

Planning Ref: DM/25/0014

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Steven,

**RE: DM/25/0014 - Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex
Land West Of Turners Hill Road And South Of Huntsland
Turners Hill Road, Crawley Down**

Thank you for consulting the Historic Environment Advisor to Mid Sussex District 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 established by both the desk-based assessment submitted with the application and the West Sussex Historic Environment Record (HER), the proposed development lies in an area with the potential to contain significant archaeological remains.

To the immediate north of the proposed development is Huntsland Farm, a historic farm complex with likely medieval origins (HER MWS11821). Agricultural and extramural remains associated with this historic farmstead are likely to extend into the proposed development area and be negatively affected by the development's groundworks. An outfarm is also recorded on the HER in the southern part of the proposed development site but is no longer extant (HER MWS13126). Below-ground





remains relating to this agricultural complex are likely to survive on the site, including building remains.

Archaeological investigations undertaken to the north of the proposed development, at Wychwood, have previously uncovered medieval and undated pits and ditches on several alignments, interpreted as forming several phases of activity (HER MWS14982 & MWS14963).

Aside from the above, there has been limited archaeological work undertaken in the vicinity of the proposed development. This makes accurately assessing the presence and extent of any archaeological remains on the site a difficult prospect.

Chance finds, however, of an Iron Age and Roman date have been found in proximity to the site, including pottery and coins, raising the potential that associated archaeological remains of these dates may survive on the proposed development site.

Additionally, a series of low earth banks have been identified on the site by the submitted desk-based assessment. The origin and date of these are currently unknown, but they may be historic in origin and have archaeological significance.

Although the exact extent of archaeological remains within the site is currently unclear, what is clear is that any archaeological remains that are present on the site are likely to be negatively impacted by the groundworks for the proposed development. Accordingly, I recommend that further information about the extent and scale of archaeological remains within the site needs to be established prior to the commencement of development. Once this has been established, it would allow for a program of archaeological mitigation to be undertaken to excavate, or preserve, any identified archaeological remains as appropriate.

I therefore recommend that the following conditions are placed on any consent, in accordance with the National Planning Policy Framework, paragraph 218 and Mid Sussex District Plan policy D34:

RECOMMENDATION: Archaeological Trial-Trenching and Excavation

- (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 evaluation identified in the WSI defined in Part 1**



and confirmed by the archaeological advisors to the Local Planning Authority.

- (iii) 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.**
- (iv) 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.**
- (v) 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 a qualified archaeological contractor and will comprise an archaeological trial-trenching evaluation of the site, carried out in advance of the commencement of the development. Based on the results of this trenching a subsequent phase of archaeological excavation and/or monitoring may then be required.

A brief will be supplied from this office detailing the work required on request and should be acquired prior to the submission of a Written Scheme of Investigation.

If you have any further questions please do not hesitate to contact me.

Yours sincerely

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