



4 March 2025

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

Planning Ref: DM/25/0445

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Joanne,

RE: DM/25/0445 - Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses.

Land At Colwell Farm, Lewes Road, Haywards Heath

Thank you for consulting the Historic Environment Consultant 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 where very little archaeological investigation has taken place.

Some prehistoric remains have been uncovered in the general vicinity, including Iron Age pits, gullies and postholes found during archaeological investigation some 850m to the north (HER MWS11668), and a Neolithic flint axe found 800m east of the proposed development site (HER MWS789), but little else in the way of archaeological work has been undertaken in the surrounding area.

Given this, accurately assessing the precise archaeological potential of the proposed development site is a difficult prospect. Based on the available evidence, and as suggested by the desk-based assessment, there is potential for archaeological remains to be present on the site, but the exact extent and nature of any remains is currently uncertain.

Although the extent of archaeological remains within the site is currently unclear, 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 a programme of archaeological trial trenching, secured by a condition, is undertaken on the proposed development site in advance of any development works to assess the presence and extent of any archaeological remains. The results of this trenching should then be used to inform on any archaeological mitigation works (if required).

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 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 subsequent phase of archaeological mitigation work 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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