



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/3129
Date: 5 February 2026

ARCHAEOLOGICAL ADVICE

RE: Land At Borde Hill Lane, Haywards Heath

The application is for Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access.

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

To the south-west of the proposals an archaeological investigation uncovered multi-period archaeological remains, including a Late Iron Age/Early Roman enclosure and associated pits, medieval agricultural features and pre-eighteenth-century trackway and field divisions (HER MWS11725). Further archaeological work to the east uncovered an Early/Middle Iron Age bloomery site (HER MWS12937). The proposed development site also contains two areas of post-medieval brick working (HERs MWS4908, MWS4909).

The route of a Roman Road is projected to pass through through the development site, defined by an Archaeological Notification Area (HER DWS8680).

Additionally, the geophysical survey submitted with the application has identified some possible areas of archaeological activity, including a linear anomaly in close proximity to the projected route of the Roman road.

Given the above, there is the potential that significant archaeological remains may be present within the proposed development and be negatively affected by the groundworks associated with the proposals.

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

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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.