



FAO: Planning Department,  
Mid Sussex District Council

Application ref: DM/25/1593  
Date: 25 July 2025

## ARCHAEOLOGICAL ADVICE

### RE: Woodlands Close And Land To The North Of Burleigh Lane, Crawley Down

The application is for the demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.

No historic environment objections	
No historic environment objections subject to attached conditions	X
Further information required	
Recommend discharge condition	

The West Sussex Historic Environment Record (HER) shows that the proposed development site is located in an area with the potential for significant archaeological remains to survive.

To the immediate north of the development archaeological remains have been uncovered dating from the prehistoric, medieval and post medieval periods, including a sub-circular pit with a large quantity of charcoal which was carbon dated to the Mid-Late Iron Age (HER MWS11714).

Another archaeological investigation to the north east uncovered several other features, including a possible formalised charcoal kiln of Middle Iron Age date (HER MWS15190).

Given these nearby archaeological remains, there is the potential that archaeological features, particularly those of an Iron Age date, may extend into the site and be negatively impacted 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 excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024), and the Mid Sussex District Plan, policy D34. A recognised team of professionals should undertake the archaeological work. The archaeological potential of 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:

## 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.

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 mitigation may then be required.

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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*