



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/2661
Date: 31 October 2025

ARCHAEOLOGICAL ADVICE

RE: Land At Coombe Farm, London Road, Sayers Common

The application is for Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

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.

Several finds of prehistoric date have been uncovered close to the proposed development. To the immediate east of the proposals, archaeological investigations undertaken during the construction of the A23 uncovered areas of Mesolithic and other Prehistoric flintwork (HER MWS3764 and MWS3463). An Early Bronze Age granite macehead was also found to the north-east of the proposals (HER MWS1246). Prehistoric features or finds relating to these discoveries may extend into the proposed development area and be negatively impacted by the groundworks associated with the proposals.

The proposed development is also located within the agricultural hinterland of Coombe Farm, a farmstead dating to the seventeenth century (MWS9890). Features relating to post-medieval agricultural activity, industrial activity or landscape management may survive on the site relating to this historic farmstead.

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 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 evaluation 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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Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter