



27 March 2025

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

Planning Ref: DM/25/0484

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Andy,

**RE: DM/25/0484 - Mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 No. new residential units on upper floors alongside associated parking and public realm improvements.
Site Of 60 Keymer Road, Hassocks**

Thank you for consulting the Historic Environment Consultant to Mid Sussex District Council on the above planning application.

No historic environment objections	
No historic environment objections subject to attached conditions	X
Further information required	
Recommend partial 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 potential for archaeological remains to survive, primarily those of a Roman or post-medieval date.

The proposed development lies to the east of a confluence of multiple Roman Roads running through Mid Sussex, as denoted by several Archaeological Notification Areas (HERs DWS8607, DWS8680 & DWS8725).

The proposed development is located within the Archaeological Notification Area (DWS8725) encompassing the line of the Hardham to Barcombe Mills Roman Road (known as Greensand Way; HER MWS7476). The current projected line of this road, as shown on the HER, is aligned east-west and lies some 25m north of the proposed development site (HER MWS7476).

During archaeological investigations to the east, the road surface was shown to be between 4m-7m wide and to consist of flint nodules built up on a bed of flint and sandstone (HER MWS3786). As well as the road itself, associated features such as



roadside ditches and Roman extramural activity, such as burials or industrial sites, are likely to survive within proximity to this historic routeway.

Additionally, historic nineteenth-century mapping shows the presence of a large building within the proposed development site, which was demolished prior to the construction of the current garage building. Later post-medieval archaeological remains relating to this building may also survive on the proposed development site.

Any archaeological remains that survive within the proposed development site are likely to be disturbed by the groundworks associated with the development.

The submitted desk-based assessment notes that the current use of the site as a garage is likely to have a negative below-ground impact on archaeological remains, particularly as relates to any below-ground fuel tanks. This is accepted, and it seems likely that some areas of the development site will have little in the way of archaeological survival due to modern disturbance.

However, as noted in the desk-based assessment, the exact location and extent of any fuel tanks is not fully ascertained, and there has been, to date, no below-ground investigations on the proposed development site that have ascertained the scale of modern disturbance.

Accordingly, I recommend that a programme of archaeological trial-trenching, secured by a condition, is undertaken after the demolition of the current buildings. This should aim to ascertain the extent of any modern disturbance and identify any areas with surviving archaeological remains, or the potential for archaeological remains to survive. Any subsequent archaeological mitigation (if required) could then be focused on these identified areas.

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 investigation identified in the WSI defined in 1 above, and any subsequent mitigation has been agreed.**



- (iii) **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 an accredited and qualified archaeological contractor and will comprise a programme of archaeological trial trenching on the proposed development site, carried out after the demolition of the current buildings but 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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Place Services provide archaeological advice on behalf of Mid Sussex District Council

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