



14 February 2025

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

Planning Ref: DM/25/0310

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Joanne,

**RE: DM/25/0310 - Proposed erection of 1 No. single storey, self-build dwelling house, with new access and parking on garden land to the east side of Twinham.
Twinham, 34 Hurst 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 discharge condition	

The West Sussex Historic Environment Record (HER) shows that the proposed development lies in an area with the potential for significant archaeological remains to survive, primarily those of a Roman date.

The proposed development lies just to the north of a confluence of multiple Roman Roads running through Mid Sussex, as evidenced by previous excavations along their route, and denoted by several Archaeological Notification Areas (HERs DWS8607, DWS8680 & DWS8725). Surrounding this convergence of roads is an area of multi-period archaeological activity (HER DWS8193), including extensive Roman building remains to the south-west of the proposed development (HER MWS7316 & MWS883) forming part of a Roman settlement site (HER MWS4415). A cemetery associated with this settlement has also been uncovered (HER MWS3204), which included the discovery of earlier Bronze Age (HER 891) and later Anglo-Saxon burials (HER MWS892), suggesting occupation in this area for a substantial period of time.



Recent archaeological excavations at 36 Hurst Road, to the immediate west of the proposed development site, uncovered Roman quarrying activity and evidence for industrial activity (HER MWS15825).

Given the above, there is a strong likelihood that significant archaeological remains will extend into the proposed development site and be negatively impacted by the groundworks associated with the proposals.

Accordingly, I recommend that a programme of archaeological trial-trenching is undertaken on the site prior to the commencement of development, in order to identify the level of archaeological survival and to inform on any mitigation measures.

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 mitigation

- (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 will comprise a programme of archaeological trial-trenching undertaken on the proposed development site, focused on areas of anticipated below-ground impact and undertaken before the commencement of the development. Depending on the results of the trenching, it may then be followed by excavation areas focused on any archaeological deposits identified, and/or the archaeological monitoring of groundworks associated with the development.



An archaeological brief will be produced from this office detailing the work required on request and should be acquired prior to the production 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.