



19 October 2023

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

Planning Ref: DM/23/2610

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Joseph,

**RE: DM/23/2610 - Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works
Land South Of Hanlye Lane, Longacre Crescent, Cuckfield**

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

Recommended refusal	
No historic environment objections	
Recommended Approval subject to attached conditions	X
Further information required	
Recommend partial discharge condition	

As established by the submitted desk-based assessment and the West Sussex Historic Environment Record (HER), the proposed development lies in an area with the potential for archaeological remains to survive, primarily those of a prehistoric date.

The site as a whole, located on the southern side of a scarp along a sandstone ridge, is favourable to prehistoric occupation and settlement, and several examples in similar topographic locations have been previously excavated in the High Weald. Indeed, further along Hanlye Lane to the east, an archaeological investigation uncovered a multi-phased prehistoric enclosure and settlement site, which continued in use until the early Roman period (HER MWS11725).

Similar remains may survive on the proposed development site, and, accordingly, this office recommends that a programme of archaeological evaluation by trial-trenching is undertaken on the site prior to the commencement of development in order to assess the presence of such remains and determine the impact of the development's groundworks upon them.



This office recommends that the following conditions are placed on any consent, in accordance with Mid Sussex District Plan policy D34 and the National Planning Policy Framework, paragraph 205:

RECOMMENDATION: Archaeological Evaluation 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 which has been submitted by the applicant and approved in writing 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 evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the local authority archaeological advisors.**
- (iii) A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.**
- (iv) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.**
- (v) The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the 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.**

The work should be carried out by a qualified and accredited archaeological contractor and will first comprise an archaeological trial-trenching evaluation of the proposed development site, carried out before the commencement of the development. Depending on the results of this evaluation, it may then be followed by excavation areas focused on any archaeological deposits identified, and/or 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 compilation of a Written Scheme of Investigation.



If you have any further questions please do not hesitate to contact me.

Yours sincerely

Mark Baister, BA MCIfA

Historic Environment Consultant

Email: mark.baister@essex.gov.uk

Telephone: 03330 133121

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.