



FAO: Planning Department,  
Mid Sussex District Council

Application ref: DM/25/1467  
Date: 16 December 2025

## ARCHAEOLOGICAL ADVICE

### RE: Land At Old Vicarage Field And The Old Estate Yard, Church Road, Turners Hill

The application is for Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.

The West Sussex Historic Environment Record (HER) shows that the proposed development site lies partially within the Archaeological Notification Area indicating the historic extent of the hamlet of Turner's Hill, which has its origins in the medieval period. Given this, there is the potential for medieval settlement remains to survive on the proposed development site, and medieval building remains, specifically, may survive on the frontage of Church Road.

There have, however, been no recorded archaeological investigations in the vicinity of the site, which makes assessing the specific potential of the proposed development area a difficult prospect.

Given this, I recommend that, prior to the commencement of development works, a programme of archaeological trenching is undertaken to inform on the archaeological potential of the development site and any mitigation (if appropriate).

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 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 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.

**Mark Baister BA MCIfA**  
**Historic Environment Consultant**  
Place Services  
Email: [HistoricEnvironment@essex.gov.uk](mailto:HistoricEnvironment@essex.gov.uk)



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