



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/25/3191
Date: 6 January 2026

ARCHAEOLOGICAL ADVICE

RE: Land To The South Of Burleigh Lane, Crawley Down

The application is for an Outline application with all matters reserved except for access from Burleigh Lane, for the erection of up to eight self-build/custom build dwellings, drainage and ancillary 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.

To the north of the proposed development site a programme of archaeological trial trenching uncovered several features, including linear ditches, pits, some containing charcoal and gullies. A number of finds were also recovered dating from the prehistoric, medieval and post medieval periods (HER MWS11714). Another archaeological investigation to the north uncovered further charcoal pits, dating to the Middle Iron Age, and several ditches and other pits (HER MWS15190).

To the east of the site is the projected alignment of a Roman road through Mid Sussex, as evidenced by excavations along sections (HER DWS8680). Roman extramural remains associated with this historic routeway may survive in the vicinity and extend onto the proposed development site.

Given the known nearby archaeological features, I recommend that a programme of archaeological trial trenching is undertaken on the proposed development site to inform on the presence and extent of any archaeological remains, as well as any mitigation (if required).

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.**

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Please note:

- *This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*
- *We are unable to respond directly to applicants/agents or other interested parties.*
- *Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.*