



FAO: Planning Department,
Mid Sussex District Council

Application ref: DM/26/1228
Date: 2 June 2026

ARCHAEOLOGICAL ADVICE

RE: Land West Of London Road, Handcross

The application is for Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.

The West Sussex Historic Environment Record (HER) shows that the proposed development is located in an area where very little archaeological investigation has previously been undertaken.

Findspots of prehistoric worked flint are located to the north-west of the proposed development (HER MWS962) and further worked flint and some medieval pottery has been recovered by fieldwalking to the north-east (HER MWS6857).

The location of a possible deserted medieval village is located some 900m to the north-west of the proposals, which was partially investigated in the 1950s and 1960s (HER MWS957), alongside some other findspots of a prehistoric and Roman date (HERs MWS713, MWS963 & MWS5480). The submitted Heritage Statement has identified sections of surviving medieval ridge and furrow earthworks within the site.

There has been no modern systematic archaeological investigation in proximity to the proposed development site. This makes assessing the archaeological potential of the site a difficult prospect. As attested by the finds from the site's surroundings, the general area of the development could be said to have a broad potential for prehistoric and Roman activity, and the sections of ridge and furrow identified on the site itself suggest the potential for medieval remains, but these findings are not sufficiently defined to inform on the need for, or extent, of any archaeological mitigation.

Accordingly, I recommend that a programme of archaeological trial trenching is undertaken on the proposed development site prior to the commencement of development (secured by a condition).



This trenching should assess the presence and extent of archaeological remains on the proposed development site and inform on 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) 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:

RECOMMENDATION: 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.