



5 August 2022

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

Planning Ref: DM/22/2416

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Joanne,

**RE: DM/22/2416 - Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access.
Land South Of Henfield Road, Albourne**

Thank you for consulting the Historic Environment Advisor to Mid-Sussex District on the above planning application.

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

The West Sussex Historic Environment Record (HER) shows that the proposed development is located immediately to the west of the historic village of Albourne, the current location of which dates from at least the 17th century. Several listed buildings of that date survive within its conservation area (which directly abuts the proposed development site). 400m to the south-west of the proposed development is the site of the Parish church of St Bartholomew, a small 12th-century church that was largely rebuilt in 1859. Surrounding the parish church on the north and eastern sides, and defined by an Archaeological Notification Area (DWS8614), is the site of the deserted medieval village of Albourne, the predecessor to the current settlement.

The geophysical survey of the development site attached to this application has identified areas of medieval ridge and furrow ploughing, and given the development's proximity to both the current village and its medieval predecessor, there is the potential for additional extramural archaeological remains associated with these historic settlements to survive on the development site.





It is clear that any archaeological remains that are present on the site are likely to be negatively impacted by the proposed development.

Archaeological deposits are both fragile and finite and the following conditions are therefore recommended, in accordance with the National Planning Policy Framework, paragraph 205:

RECOMMENDATION: Archaeological Evaluation followed by Open Area Excavation

- (i) No development or preliminary groundworks of any kind shall take place until a programme of archaeological evaluation 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 (i) 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 undertaken by qualified archaeological contractors and will comprise a programme archaeological trial-trenching, carried out in advance of the commencement of the development. If significant archaeological remains are uncovered by this evaluation a further stage of archaeological excavation and/or monitoring will be required.

A brief will be supplied from this office detailing the work required on request.



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

Yours sincerely

Mark Baister, BA MCIfA

Email: mark.baister@essex.gov.uk

Telephone: 03330 133121