



5 March 2024

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

Planning Ref: DM/24/0446

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Stuart,

RE: DM/24/0446 - The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.

Land Off Scamps Hill, Scaynes Hill Road, Lindfield

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

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

As established by both the desk-based assessment submitted with the application and the West Sussex Historic Environment Record (HER), the proposed development lies in an area with the potential to contain archaeological remains.

Previous archaeological work has been undertaken to the south and south-east of the proposed development site that has uncovered archaeological features and finds. This included evidence of Late Neolithic or Early Bronze Age activity to the east of Garvelye Lane (HER MWS15065), and likely Iron Age features south of Scamps Hill (HER MWS15019). Although no dense areas of historic occupation were uncovered during these previous works, features or deposits related to these uncovered remains may extend into the proposed development site.

Any archaeological remains that are present on the site are likely to be negatively impacted by the groundworks for the proposed development. Accordingly, this office suggests that further information about the archaeological potential of the site needs



to be established prior to the commencement of development. Once the archaeological potential of the site has been established, it would allow for a program of mitigation to be undertaken to excavate, or preserve, any identified archaeological remains as appropriate.

This office therefore recommends that the following conditions are placed on any consent, in accordance with the National Planning Policy Framework, paragraph 211 and Mid Sussex District Plan policy D34:

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 undertaken by a qualified archaeological contractor and will comprise an archaeological trial-trenching evaluation of the site, 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 may 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
Historic Environment Consultant
Email: mark.baister@essex.gov.uk
Telephone: 03330 133121