
From: planninginfo@midsussex.gov.uk
Sent: 22 October 2020 17:49
To: planninginfo
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/20/2877

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 5:47 PM on 22 Oct 2020 from Ms Alex Egginton on behalf of Heritage Consultations - Surrey County Council.

Application Summary

Reference: DM/20/2877

Address: Land North Of Turners Hill Road Turners Hill West Sussex

Proposal: Outline application for single chapel crematorium with a single abated cremator and natural burial site with associated access, car parking, landscaping and drainage. All matters reserved apart from access.

Case Officer: Andrew Watt

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Comments Details

Recommend Archaeological Condition:

The Heritage Conservation Team, Surrey County Council provides advice to Mid Sussex District Council in accordance with the Mid Sussex Local Plan and the National Planning Policy Framework. The district council is located within the County Council of West Sussex.

Comments: The National Planning Policy Framework (Revised 2018 - Section 16) places the conservation of archaeological interest as a material consideration in the planning process. Paragraph 189 of the NPPF says that: 'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' This information should be supplied to inform the planning decision.

The application site covers a large area (c. 6.9ha), of an undeveloped nature, and as such has an enhanced potential to contain either known or previously unknown below ground Heritage Assets. Therefore I am pleased to note that in accordance with previous recommendations, an Archaeological Desk Based Assessment (produced by Wessex Archaeology, dated June 2020) has been produced to in support of this application. The

Assessment provides a useful archaeological background to the site, and conforms to industry standards. The Assessment concludes that the site retains "potential for the presence of buried archaeological remains, in particular relating to the medieval and Post-medieval periods. This includes the historic field boundary illustrated upon historic mapping from the 18th century and potential quarrying activity observed during the walkover survey". The Assessment also indicates there may be an enhanced potential for remains of early prehistoric date, based on baseline data. However, it is also acknowledged that due to a generally low level of previous archaeological investigation in the area, the theoretical potential is also largely unknown, and the significance of any potential surviving archaeological Assets is undetermined.

Cartographic research undertaken as part of the Assessment has identified a potential historic hedgerow within the site. I am pleased to note that the proposal submitted, largely retains and minimises impact to this feature. With the exception of this, no known Heritage Assets have been identified which are likely to be impacted by these proposals.

Given the high potential for previously unknown heritage assets to be present on the site, that the site is of a significant size, and that the proposed development will lead to the destruction of any archaeological assets that may be present, in line with the National Planning Policy Framework and policy DP34 of the Mid Sussex Local Plan, I recommend further archaeological work is required. In the first instance, the archaeological work should comprise an archaeological evaluation trial trenching exercise within those areas of the site where groundworks proposed as part of the development have the potential to impact on archaeological assets. This may include areas proposed for the chapel, landscaping, attenuation pond, services, parking, and access, as well as the wider areas proposed for natural burials, due to the cumulative loss of any archaeological horizons as a result of excavations for individual grave sites, as well as the impact from new planting and landscaping. The evaluation will aim to establish rapidly what archaeological assets are and may be present, and the results of the evaluation will enable suitable mitigation measures to be developed. I will need to agree a specification for the evaluation before the trenching can begin.

To allow for the implementation of suitable mitigation measures appropriate to the archaeological significance of the Assets that may be present, I would recommend that any detailed reserved matters application(s) to follow be accompanied by the results of such an appropriately scaled field evaluation. This will provide for the opportunity to influence the design and logistics of the development and accommodate any Archaeological Assets worthy of preservation in situ that may be revealed within the detailed development proposal. To ensure the required archaeological work is secured

satisfactorily, the following condition is appropriate and I would recommend that it be attached to any outline planning permission that may be granted:

“No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.”

Please do not hesitate to contact the Historic Environment Planning, Surrey County Council should you require further information.

This response relates solely to archaeological issues.

Signed: Alex Egginton
Date: 22/10/2020
File ref: 33/62/18