



24 November 2023

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

Planning Ref: DM/23/2866

SPECIALIST ARCHAEOLOGICAL ADVICE

Dear Steve,

**RE: DM/23/2866 - Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping
Land East Of Ansty Way, Cuckfield Bypass, Cuckfield**

Thank you for consulting the Historic Environment Consultant to Mid Sussex District Council on the above application.

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

As accurately established by the submitted desk-based assessment, and the West Sussex Historic Environment Record (HER), the proposed development lies in an area with the broad potential for multi-period archaeological remains to survive. Multiple significant archaeological finds have been recovered from within or close to the proposed development site, including prehistoric flintwork, a Bronze Age axe, a Roman cremation burial, medieval pottery sherds and evidence of post-medieval bloomery and iron making activity.





However, the lack of substantial previous archaeological investigations within, or close to the proposed development site, makes accurately determining the potential archaeological impact of the proposals a difficult prospect. As suggested by the submitted desk-based assessment, any archaeological remains that do survive on the proposed development are likely to be in a good state of preservation, given the minimal amount of past disturbance.

Accordingly, this office agrees with the suggestion of the submitted desk-based assessment, namely that a programme of geophysical survey is undertaken on the proposed development site, followed by a targeted archaeological trial-trenching evaluation. These investigations will assess the presence of archaeological remains and allow a determination to be made on the impact of the development's groundworks upon them, and the need for and scope of any mitigation.

This office recommends that the following conditions are placed on any consent, in accordance with Mid Sussex District Plan policy DP34 and the National Planning Policy Framework, paragraph 205:

RECOMMENDATION: Geophysical Survey

- (i) No development or preliminary groundworks of any kind shall take place until a programme of geophysical survey 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 geophysical survey identified in the Written Scheme of Investigation defined in Part (i) and confirmed by the local authority archaeological advisors.**
- (iii) The applicant will submit to the local planning authority a report detailing the results of the geophysical survey, which will be used to inform a programme of archaeological evaluation.**

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 team of qualified and accredited archaeological contractors and will comprise a programme of geophysical survey, carried out on the proposed development site prior to the commencement of development. The results of this survey will be used to inform the layout of an archaeological trial-trenching evaluation, again 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.

An archaeological brief will be produced from this office detailing the work required on request, and should be acquired prior to the compilation of a Written Scheme of Investigation.

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

Yours sincerely

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Place Services provide archaeological advice on behalf of Mid Sussex District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.