

## WEST SUSSEX COUNTY COUNCIL – PLANNING SERVICES

### Environment & Heritage Team – Response to consultation by County Planning

#### WSSC Archaeology and Heritage Response

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**DATE:** 7<sup>th</sup> May 2024

**APPLICATION NO.:** WSSC/013/24

**LOCATION:** Hooklands Farmhouse, London Road, Ashington, West Sussex, RH20 3AT

**PROPOSAL:** Land raising and regrading of agricultural land to alleviate noise, air and light pollution from the A24

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#### **Recommendations:**

No objection subject to condition.

#### **Summary:**

There is the potential for below-ground archaeological remains to be present within the Site, which would be truncated or removed by the proposals. An archaeological condition is recommended.

#### **Comment (Heritage):**

The proposals will cause permanent changes within the setting of Hooklands Farmhouse (NHLE 1354240), a Grade II listed 19<sup>th</sup> century cottage located 70m north-west of the Site. The construction of the bunds and changes to ground levels will cause a permanent change in views south from the farmhouse, constituting a degree of adverse change within the setting of the asset. However, this is balanced against the proposed reduction in noise and light pollution from the A24, which the DBA assesses as “a permanent minor positive magnitude of impact”.

During the construction phase there will be additional negative changes within the settings of Hooklands Farmhouse, and also nearby Grade II listed Ashington House (1027197). The arising harm to significance will be temporary in duration and will be somewhat mitigated by measures outlined in the CEMP.

#### **Comment (Archaeology):**

The accompanying desk-based assessment identifies a low archaeological potential for the Site, based on the paucity of known heritage assets within the Site and Study Area. However, this could equally reflect the lack of archaeological field investigations within the area; archaeological potential should be considered in a more holistic way. Given the size of the area impacted

and wider landscape context the potential for archaeological remains must be investigated, in order that the significance of the affected heritage assets can be described.

### Impacts

The importation of inert waste to create noise-reducing bunds will require the removal of topsoil across a 4.5 ha area. These groundworks have the potential to truncate or remove archaeological features present within their footprint, resulting in a partial or total loss of archaeological significance.

The DBA mentioned previous disturbance within the Site but no evidence of such disturbance is provided, other than any localised disturbance from previous widening of the A24 carriageway, which is likely to be mainly located immediately south-east of the Site boundary.

### **Conclusion**

There is an identified risk of a significant adverse effect to the historic environment as a result of the proposals, arising from harm to archaeological remains (if present).

I therefore recommend a pre-commencement planning condition for a programme of archaeological work, in accordance with the NNPF para. 194.

### **Suggested Planning Condition (Archaeology):**

No development or preliminary groundworks shall commence within the site until a written scheme of investigation for a programme of archaeological work has been submitted to and approved by the Local Planning Authority. The scheme should include field survey and recording, and the analysis, reporting, publishing and archiving of the results.

The approved programme of archaeological work will be carried out in accordance with the approved details and to a timetable to be agreed with the Local Planning Authority.

REASON: To enable the recording and reporting of heritage assets of archaeological interest prior to their destruction.

### POLICIES:

National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment)

West Sussex Waste Local Plan (Adopted 2014), Policy W15 (Historic Environment)

Horsham District Planning Framework (November 2015), Policy 34 (Heritage Assets)

Chloe Hunnisett

County Archaeologist

## Highways, Transport and Planning