

From: [John Mills](#)
To: [PL Planning Applications](#)
Cc: [James Neave](#)
Subject: WSCC/048/20 - Land to the north of CDEW Screening Site, Thistleworth Farm, Worthing Road, Horsham RH13 8NR - ARCHAEOLOGY comments
Date: 18 November 2020 17:49:10

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015
COUNTY MATTER APPLICATION**

Application Number	WSCC/048/20
Location	Land to the north of CDEW Screening Site, Thistleworth Farm, Worthing Road, Horsham RH13 8NR
Proposal	Retrospective application for landfilling works
Applicant	A Hyatt Contractors Ltd
Grid Reference	515522 119077

Environment & Heritage Team consultation response: ARCHAEOLOGY and BUILT HERITAGE

Recommendation

No objection on archaeological grounds. Archaeological and Built Heritage specific mitigation measures are not considered necessary.

Summary

The proposals and existing landfill should cause minimal harm to or loss of significance of (i) possible buried archaeological features, and (ii) the setting of the nearby Thistleworth Farm Grade II Listed Building.

Archaeological and built heritage background

In preparing these comments, the West Sussex County Council Historic Environment Record (HER) database has been consulted (18/11/2020).

In 2004, in the initial stages of the A24 Ashington-Southwater road safety improvement project, geophysical (remote sensing) survey for archaeological purposes was carried out on a small area within the site (Area 1), and over a larger area on the opposite (west) side of the A24 (Areas 2 and 3).

Probable archaeological features (buried ditches which may have been part of a former field or enclosure system), a non-designated heritage asset, were identified in Area 2. Area 1, within the application site, had a scatter of probable building material (brick and tile) on the surface which prevented deeper survey to prospect for buried archaeology.

The probable ancient enclosures in Area 2 may have been part of an archaeological site that extended across to the other side of the A24, possibly into the application site. However, the A24 Ashington-Southwater

project was not continued, so that the intended next stage of archaeological assessment, involving intrusive archaeological fieldwork (trenches and test pits), was not carried out to investigate the enclosures in Area 2, or Area 1. The date and significance of the Area 2 enclosures remains unknown.

To the south-east of the site, Thistleworth Farm is a Grade II Listed Building.

The proposals

It is noted that this planning application is largely retrospective, there being a deposit of landfill already covering the site; and that according to the submitted Planning Statement, proposed completion works will be small-scale. The SUDS pond referred to in the Drainage Strategy document appears to be located outside the red line boundary of the current planning application.

The existence of topsoil beneath the landfill is mentioned in the Drainage Strategy, exposed in soakage holes recently excavated, from which it may be inferred that existing topsoil was not stripped from the proposal site, prior to deposition of landfill arising from the nearby construction works. Accordingly if buried archaeological features do exist on this site as well as in the Area 2 geophysical survey area on the other side of the A24, they should still be largely preserved below the landfill.

The proposed completion works are unlikely to expose such archaeological features.

In respect of anticipated visual and noise impacts of the existing landfill and proposed completion works upon the setting of the Listed Building, the existing noise bund on the west side of Thistleworth Farm should largely screen the Listed Building from the existing landfill and from the completion works. Traffic on the A24 will continue to be the loudest noise component on the site, much exceeding temporary noise impacts on the Listed Building's setting from carrying out the completion works.

In conclusion:-

- The proposals will cause less than substantial harm to or loss of significance of possibly existing buried archaeological remains (NPPF para. 194 (b)). On a scale of harm or loss to and of such features, the new harm or loss should be minimal, not requiring mitigation measures.
- The existing landfill and completion proposals should involve less than substantial harm to or loss of significance of the setting of the Thistleworth Farm Grade II Listed Building (NPPF para. 194 (b)). On a scale of harm or loss to and of such features, the new harm or loss should be minimal, not requiring mitigation measures.

John Mills
County Archaeologist
Planning Services
West Sussex County Council

I will be working from home until further notice - not always with full remote

access to normal office information/ IT resources.

John Mills | County Archaeologist, Environment & Heritage | Planning Services | [West Sussex County Council](#), Ground Floor, Northleigh, County Hall, Chichester, PO19 1RQ
Telephone: 0330 22 26445 | Mobile: 07775 827293 | E-mail: john.mills@westsussex.gov.uk | Web: www.westsussex.gov.uk

Think sustainably. Do you have to print? Can you double side? Do you need colour?