



MID SUSSEX
DISTRICT COUNCIL

Agenda Update Sheet

Planning Committee A

Date: 26th April 2018

Part I Recommended for Approval

ITEM 1 - DM/15/2830 (Dunnings Mill)

ITEM 2 - DM/17/0402 (Tiltwood East)

Pg 70 (Summary of representations):

Further representation:

Aware that Giant Hogweed and Japanese Knotweed has been present on the site and would like this brought to the attention of the developer.

Pg 88 (Informatives)

The applicant is advised that Giant Hogweed and Japanese Knotweed are known to have been present on the site and are classed as "controlled waste" in Britain under part 2 of the Environmental Protection Act 1990. This requires disposal at licensed landfill sites. It is also an offence under section 14(2) of the Wildlife and Countryside Act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule nine, Part II to the Act, which includes both species of plant.

ITEM 3 - DM/17/4280 (Land east of Walnut Marches)

Pg 96 (Recommendations) and **Pgs 110-112** (Ashdown Forest) – The legal agreement securing mitigation has now been completed

Pg 125 MSDC Archaeology Comments (Officers consider this matter covered by condition 8 on pg 118 but an additional informative 7 should be added as per the comments):

Recommend Predetermination Archaeological Assessment

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.

The National Planning Policy Framework (NPPF), Section 12 emphasises that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The planning application lies in an area of archaeological interest, within the boundaries of 'Archaeological Notification Area – Route of the Roman Road through Mid Sussex' (DWS8680). The Roman road provided a link between London and Brighton (MSE3725) and its projected route crosses the south-east corner of the planning application. Scheduled Ancient Monument– Moated Site of Avenue Wood, Felbridge (DWS59) is located c.130m to the south of the planning application.

Appraisal of this proposal using the West Sussex Historic Environment Record and information provided with the application indicates a need for further information to reach an informed judgment of the impact the planning application can be anticipated to have on heritage assets of archaeological interest. Whilst a Heritage Statement commissioned from West Sussex Historic Environment Record was submitted as part of the planning application, the document does not fully consider the available documentary, cartographic and data resources available. In addition, consideration of the 'setting' to the nearby Scheduled Monument through consultation with Historic England has not yet been made.

It is therefore strongly recommended that, in accordance with the NPPF, an archaeological Desk Based Assessment is undertaken at the predetermination stage and is submitted as part of the planning application. The document should fully consider all available resources, including plans and details of the proposed development. In addition it is also recommended that Historic England are contacted at the predetermination stage to provide advice on any implications that the proposed development may have to the nearby Scheduled Ancient Monument.

Our office have only recently been consulted with regards to the planning application and been advised that the planning application has recently been considered at planning committee, with a decision made in principle but not yet issued. Mid Sussex District Council have recommended that an archaeology condition be attached to planning permission if granted, the wording of which is shown below:

“No development shall take place until the applicant 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.

Reason: In the interests of archaeological interest and to accord with Policy B18 of the Mid Sussex Local Plan and Policy DP32 of the submission District Plan.”

If Mid Sussex District Council are minded to grant planning permission in the absence of the recommended predetermination desk based assessment, it is advised that an informative be attached to the archaeology condition. The informative should detail that a post-determination desk based assessment be undertaken by a developer appointed archaeological practice at the earliest opportunity to inform on the nature and scope of further assessment and evaluation. The ensuing archaeological report will need to be agreed with our office and should establish the significance of the site and the impact of the proposed development.

Once the archaeological impact of the proposal has been defined, our office can discuss mitigation options and make recommendations. If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development.

Please do not hesitate to contact the Heritage Conservation Team, Surrey County Council should you require further information. This response relates solely to archaeological issues.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.