



FAO: Planning Department,
Adur and Worthing Councils

Application ref: AWDM/0870/26

Date: 18 August 2026

ARCHAEOLOGICAL ADVICE

RE: Outbuilding 1 - 3 Ship Street, Shoreham-by-sea

The application is for an Extension of outbuilding to create single storey dwelling.

The West Sussex Historic Environment Record (HER) shows that the proposed development is located in an area with the potential for significant archaeological remains to survive.

The site is located within the historic medieval core of Shoreham, as it was prior its expansion in the nineteenth and twentieth centuries, and denoted by an Archaeological Notification Area (HER DWS8591).

Archaeological works undertaken to the east of the proposals have uncovered medieval and post-medieval remains, including medieval pits containing burnt cereal grains, building material and pottery dating to the 13th – 14th century. The demolished remains of an eighteenth-century building and cobbled yard which had been replaced by a later nineteenth-century house were also identified (HER MWS6679).

The groundworks associated with the proposals have the potential to impact on significant archaeological deposits relating to the historic settlement activity identified in the vicinity, and the development of the town since the twelfth century.

Accordingly, I recommend a programme of archaeological monitoring and recording is carried out during groundworks associated with the proposals, to record any significant archaeological deposits that are impacted.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of archaeological monitoring and recording is being recommended in line with section HE10 of the National Planning Policy Framework (2026) and Adur Local Plan Policy



17. A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the site needs to be further understood by a programme of archaeological monitoring and recording; this could be outlined in further detail by a brief from this office to inform a Written Scheme of Investigation.

In view of the above, I recommend that the following conditions are placed on any permission:

Archaeological Monitoring and Recording

- (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.**
- (2) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork.**

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This advice has been provided by Place Services on behalf of Adur and Worthing Councils.

Please note:

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

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.