Place Services
Essex County Council
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FAO: Planning Department,
Adur and Worthing Councils

Application ref: AWDM/1254/26
Date: 12 November 2026

ARCHAEOLOGICAL ADVICE

RE: 42 Southdown Road, Shoreham-by-sea

The application is for Single storey extension to side of existing rear outrigger. Changes to fenestration and front railings and steps. Solar panels on top of existing mansard roof. Adding parapet and double width doors to existing garage, with solar panels on flat roof behind the parapet.

The West Sussex Historic Environment Record (HER) shows that the proposed development is in an area likely to contain significant archaeological remains.

During the construction of the current garage at the property in the mid-1970s a Roman Well was uncovered, backfilled in the fourth century AD, as well as a medieval ditch dating to the fourteenth century (HER MWS1292). Significantly, the Roman Well contained tessera and roof tile within its backfill and an ashlar block within its lining, suggesting the presence of a high-status Roman building (such as a villa) in proximity.

Given this, I am recommending a programme of archaeological monitoring and recording is undertaken on the groundworks associated with the proposals, to determine the presence of any further archaeological remains and to record them, as appropriate.

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 policy HE10 paragraph 1(b) of the National Planning Policy Framework (2026). 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:

RECOMMENDATION: 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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Place Services
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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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.