



FAO: Planning Department,
Adur and Worthing Councils

Application ref: AWDM/0404/26

Date: 6 May 2026

ARCHAEOLOGICAL ADVICE

RE: 14 West Street, Shoreham-by-sea

The application is for Proposed replacement single storey rear extension. Internal works and conversion of roofspace with conservation rooflights to rear slope only. Formation of a small window in the side gable at second floor level.

The West Sussex Historic Environment Record (HER) shows that the proposed development site is located within 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 immediately to the east of the proposals have uncovered multi-period remains, including prehistoric and early Roman ditches, and medieval remains dating to between the twelfth and fourteenth centuries, including a possible structure. Eighteenth and nineteenth century activity was also recorded (HER MWS9139).

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 remains or finds 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 paragraph 218 of the National Planning Policy Framework (2024) 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:

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 unless otherwise agreed in advance by the Local Planning Authority.**

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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.