



FAO: Planning Department,  
Adur and Worthing Councils

Application ref: AWDM/0706/25  
Date: 1 August 2025

## ARCHAEOLOGICAL ADVICE

### **RE: Site Of 74 Old Shoreham Road And Land South Of 72 To 88A Old Shoreham Road, Lancing**

The application is for the demolition of existing bungalow at 74 Old Shoreham Road to enable access to land to the rear for the construction of nine dwellings along with associated infrastructure.

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.

To the south of the proposed development a large number of archaeological features were uncovered in advance of a housing development at New Monks Farm, including pits, gullies and ditches dating to the Roman period, as well as evidence of Bronze Age and Iron Age activity, including a roundhouse and other settlement activity (HER MWS15007).

Additionally, to the east of the proposals evidence of medieval industrial activity has been identified in the form of salterns and salt processing features, spread out over a large area (HER MWS1087).

Medieval finds dating from the twelfth and thirteenth centuries were also recovered during the widening of Old Shoreham Road in 1958, to the north-west of the proposed development (HER MWS3322).

Given these nearby archaeological deposits, similar remains may extend into the area of proposed development and would be negatively impacted by the groundworks associated with the proposals.

Accordingly, to understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation 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 trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation/mitigation; 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 trial trenching and excavation

- (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.
- (2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above, and any subsequent mitigation has been agreed.
- (3) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design 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.

The required archaeological work will comprise a programme of archaeological trial trenching within the proposed development site prior to the commencement of development. Depending on the results of the trenching this may then be followed by a programme of mitigation, including archaeological excavation and/or archaeological monitoring, as appropriate. After the completion of the archaeological work a final report detailing the results will be submitted to the planning authority for approval.

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Place Services

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