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17th July 2017

APP BE/111/16/PL Phase 4 Sonning House, North Bersted Park.

Dear Olivia,

I have looked over the papers you sent me for this revised planning application and the archaeological condition. I am a little surprised that this condition (4) has been appended as I was under the impression that all archaeological works had been completed for this area. To recap:

The vast majority of the area of the North Bersted development was subject to trial trenching (evaluation) with a report¹ produced to accompany the original environmental statement (appendix 9.3). This trenching included the proposal site (eg trenches 55-56, appendix 9.3, fig 2). Nothing of interest was revealed for this location and the land was excluded from those areas designated for subsequent archaeological mitigation which were detailed in the original Environmental Statement (appendix 9.5, fig. 3).

In addition, the adjacent proposed school site to the south was subject to some additional fieldwork² with an extra evaluation trench dug across the footprint of the proposed new school building. This revealed no archaeological deposits.

The reason for the inclusion of this condition is not readily obvious to me as the proposal site appears to have little archaeological potential and I wonder if it has been included by accident more than design.

I would suggest you petition the case officer along these lines and propose that the condition is discharged without the need for further work.

I hope these comments help but no doubt you will be in touch if there are any further queries.

yours sincerely

Steve Ford

1) Worral, S and Priestley-Bell, G 2005, *An archaeological evaluation on land at North Bersted, Bognor Regis, West Sussex, Archaeology South East, Ditchling*

2) Wallis, S, 2013, *Bartons Primary School, North Bersted, West Sussex, Archaeological evaluation, Thames Valley Archaeological Services South, report 13/165, Brighton*