



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0204

Land at Grid Reference 521219 122966, Horsham Road, Cowfold, West Sussex, RH13 8AH

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 (i) (programme of archaeological work) to approved application DC/25/1826 (Removal of Conditions 6, 16, 17, 20, 21, 37, 41 and 42 (all relating to water neutrality) of previously approved application DC/25/0999 (Variation of Condition 6, 7, 19, 20, 40, and 41 of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works))

DETAILED DESCRIPTION:

Planning Application DC/25/1826 was permitted in February 2026. This permitted up to 35 dwellings with associated engineering operations and works.

Approval is now sought for the discharge of Condition 4 (i) (programme of archaeological work).

The details submitted comprise of a Written Scheme of Investigation titled Draft submission DC/25/1826 CONDITION 4 22:06:2026 by DEVELOPMENT ARCHAEOLOGY SERVICES Ltd.

RELEVANT PLANNING HISTORY:

DC/25/1826	Removal of Conditions 6, 16, 17, 20, 21, 37, 41 and 42 (all relating to water neutrality) of previously approved application DC/25/0999 (Variation of Condition 6, 7, 19, 20, 40, and 41 of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works)).	Permitted 06/02/2026
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CONSULTATIONS AND REPRESENTATIONS

HDC Consultant Archaeologist: No Objection

Applicants have submitted an acceptable Written Scheme of Investigation for a programme of trial trench evaluation prepared by Development Archaeology services, but the condition should not be fully discharged until the evaluation has been carried out and any mitigation measures have been identified

Other considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective

PLANNING ASSESSMENT

Condition 4 reads as follows:

Pre-Commencement Condition:

i. No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

In consultation, the Council's consultant archaeologist has raised no objection to the submitted details; the applicants have submitted an acceptable Written Scheme of Investigation prepared by Development Archaeology services for a programme of trial trench evaluation consisting of the excavation of twenty trial trenches across the site to determine whether significant archaeological remains are present, and no objection is raised to the trial trenching taking place but as further work may be require following the results of the evaluation, the condition should not be fully discharged at this stage to allow any further mitigation works to be secured if required

The details pursuant to the condition 4 (i) are therefore acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT

This discharge consents to part (i) of Condition 4 ONLY.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0204

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Written Scheme of Investigation titled Draft submission DC/25/1826 CONDITION 4 22:06:2026 by DEVELOPMENT ARCHAEOLOGY SERVICES Ltd.		25.06.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 23-07-2026

Authorising Officer sign/initial Adrian Smith Date: 23/07/2026