Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0083
Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning West Sussex

DESCRIPTION:
Approval of details reserved by condition 9(i) (archaeological fieldwork scoping) to approved application DC/21/2233 (Outline for up to 265 dwellings, demolition of No. 37 Kings Barn Lane. All matters reserved except for vehicular access from A283).

DETAILED DESCRIPTION:

Outline application DC/21/2233 was Permitted on 29/11/2024 for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.

Approval is now sought for details pursuant to condition 9(i) (archaeological fieldwork scoping). The details comprise a WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION BY RPS GROUP Ref: JAC01000 March 2025 Kings Barn Lane, Steyning, West Sussex Site Code: SGL25.

The submitted Written Scheme of Investigation (Archaeological Specification) is for a programme of trial trench evaluation at this site. The document has been prepared by Archaeology Southeast on behalf of RPS Consulting and the work will involve the excavation of eighty-five trial trenches located across the site in two phases in order to examine the nature, extent and significance of archaeological deposits.

The work supplements twelve evaluation trenches previously excavated following a geophysical survey that suggest that archaeological remains are present on the site.

RELEVANT PLANNING HISTORY:

DC/21/2233	Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283	Permitted 29-11-2024

CONSULTATIONS

HDC Consultant Archaeologist: No Objection
The Written Scheme of Investigation for an Archaeological Evaluation prepared by Archaeology South East is acceptable but as the work has not yet been carried out the condition (9) should not be fully discharged at this stage.

REPRESENTATIONS

None.

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

The application seeks to discharge the details submitted pursuant to condition 9(i) (archaeological fieldwork scoping).

Condition 9(i) (archaeological fieldwork scoping) reads:

Pre-commencement Condition: No development shall take place until a programme of archaeological work has been secured in accordance with an overarching Written Scheme of Investigation that has been submitted to, and approved in writing by, the Local Planning Authority.

i. Each phase of the development (as set out in the above Written Scheme of Investigation and which shall be in accordance with the phasing shown on drawing P20-2253_18-1), including enabling and groundworks, shall not be commenced until a corresponding phase of on-site archaeological fieldwork has been completed to a scope agreed with the Local Planning Authority and their archaeological advisors to allow development of that phase to begin.
ii. An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork.
iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors.

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)

Assessment

The Council's Consultant Archaeologist has reviewed the Written Scheme and confirms that the proposed scheme of work is acceptable from the archaeological point of view and has no concerns towards the investigative work now taking place on the site.

When satisfactory details of the results of the work have been received, the Council's Consultant Archaeologist will be able to recommend the most suitable way for the application to proceed from the archaeological viewpoint. As this may include the need for further archaeological work to investigate and record remains encountered during the evaluation, the archaeological condition (9)(i)(iii) should remain undischarged until a report has been received and any mitigation works that may be required identified.

Conclusion

The submitted details regarding the substation are therefore acceptable, pursuant to the reason to the imposing of the condition, which is in the interests of the visual and residential amenities of the area.

Water Neutrality Note: No further Habitat Regulations Appropriate Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/21/2233) was judged water neutral under the Habitat Regulations and the details pursuant to condition 9(i) will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision relates to Condition 9 part (i) ONLY

When satisfactory details of the results of the work have been received, the Council's Consultant Archaeologist will be able to recommend the most suitable way for the application to proceed from the archaeological viewpoint. As this may include the need for further archaeological work to investigate and record remains encountered during the evaluation, the archaeological condition (9) parts (ii) and (iii) remain undischarged until a report has been received and any mitigation works that may be required identified.

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/25/0083
(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 FOR AN ARCHAEOLOGICAL EVALUATION BY RPS GROUP Ref: JAC01000 March 2025 Kings Barn Lane, Steyning, West Sussex Site Code: SGL25	NONE	12.03.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 28-03-2025

Authorising Officer sign/initial J Hawkes Date: 31.03.2025