DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0034
Duckmoor Farm , Wooddale Lane, Billingshurst, West Sussex, RH14 9DZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 (Written Scheme of Archaeological Investigation ONLY) to planning permission DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/20/2607 was Allowed at Appeal on 18th January 2023. This Allowed outline permission for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 8. The details submitted comprise a WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group.

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023

REPRESENTATIONS

Consultant Archaeologist: *No Objection*

The Written Scheme of Investigation for an Archaeological Trial Trench Evaluation prepared by Archaeology Southeast is acceptable but as the work has not yet been carried out the condition (8) should not be fully discharged at this stage

Representations: None received.

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 8 only.

Condition 8 (Written Scheme of Archaeological Investigation) reads:

No development or preliminary groundworks shall commence until a programme of archaeological work secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. 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 this condition 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.

Conclusion

The applicants have submitted a Written Scheme of Investigation (Archaeological Specification) for a programme of trial trench evaluation at this site. The document has been prepared by Archaeology South East and the work will involve the excavation of twenty-two trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present.

The Council's consultant Archaeologist can confirm 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 (8) should remain until a report has been received and any mitigation works that may be required identified.

The submitted details regarding condition 8 Written Scheme of Archaeological Investigation ONLY are therefore acceptable, pursuant to the condition reason.

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/20/2607) was judged water neutral under the Habitat Regulations and the details pursuant to condition 8 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 purports approval for the Written Scheme of Archaeological Investigation ONLY of Condition 8.

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/25/0034
(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 Duckmoor, Billingshurst, West Sussex Site Code: DUC25 NGR: 509593 126008 Ref: 794-PLN-HER-01331 January 2025 by RPS Group		07.02.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 26-02-2025

Authorising Officer sign/initial J Hawkes Date: 03.03.2025