



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO: Stephanie Bryant	Horsham District Council – Planning Dept
LOCATION:	Land Parcel at 519465 134242, Rusper Road, Horsham, West Sussex
DESCRIPTION:	Application for approval of Reserved Matters (layout, scale, appearance, internal access and landscaping) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 13 comprising 156 (C3 Use) residential units, car and cycle parking, drainage, internal roads, and associated infrastructure..
REFERENCE:	DC/26/1242
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: I have no objection to the Reserved Matters application, but the applicants are reminded that archaeological investigations are required to clarify the nature, extent and significance of any archaeological deposits that may be present on the site prior to development in accordance with Condition 22 of DC/16/1677 and this requirement remains outstanding	

MAIN COMMENTS:

in accordance with Condition 22 of planning permission DC/16/1677 archaeological investigations are required to clarify the nature, extent and significance of any archaeological deposits that may be present on the site prior to development.

The site has been subject to desk based archaeological assessment as part of the wider development area and a geophysical survey has been carried out on the site itself that revealed several anomalies that may be archaeological in nature. A written scheme of investigation for archaeological evaluation trenching in the RMA 13 area was produced by Thames Valley Archaeological Services in 2023, as part of a larger area but the RMA 13 area could not be accessed when this trenching was undertaken, due to standing crop. The evaluation trenching in the RMA 13 area is therefore still outstanding

If remains of national significance are discovered, then the preferred mitigation would be preservation in situ which may have an impact on the proposed scheme design so that applicants are advised that the results of the trial trench evaluation should be submitted at the earliest opportunity.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Nick Truckle BA MCIfA
DEPARTMENT:	Surrey County Council Historic Environment Planning
DATE:	17/9/2026