DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0285
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 (1) ONLY (archaeological works - programme of archaeological trial trenching) to approved application DC/23/0701 (Demolition of existing buildings/structures, and dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, works.

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

Approval is now sought for details pursuant to condition 5 (1). The details submitted comprise a Written Scheme of Investigation (Archaeological Specification) for a programme of trial trench evaluation at this site.

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Application Permitted on 16.10.2024

REPRESENTATIONS

Consultant Archaeologist: Advice
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 should not be 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 5 (1) only.

Condition 5 (archaeological works)

Pre-Commencement Condition:
1. With the exception of the above ground demolition and removal of existing buildings, no development or preliminary groundworks shall commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.
2. A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.
3. No development or preliminary groundworks shall commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.
4. The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason: 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).

Conclusion

The submitted a Written Scheme of Investigation (Archaeological Specification) document has been prepared by Archaeology South East and the work will involve the excavation of six trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present. The Council's consultant Archaeologist has confirmed 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 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 should remain until a report has been received and any mitigation works that may be required identified.

This is why only details pursuant to part (1) of condition 5 is currently sought. The submitted details regarding 5 (1) are therefore acceptable, pursuant to the condition reason.

Water Neutrality Note: No further Habitat Regulations 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/23/0701) was judged water neutral under the Habitat Regulations in April 2023 and the details pursuant 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

NOTES TO APPLICANT

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/24/0285
(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 Archaeological Evaluation Version 1 Date of Issue: October 2024 NGR: 511012 113691 Horsham District Council Planning Ref: DC/23/0701 ASE Project no. 240609 Site Code: OCK24 October 2024		12.11.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 29-11-2024

Authorising Officer sign/initial J Hawkes Date: 29.11.2024