

19 November 2025

Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB.

PC/Let/P2227

Dear Sir / Madam

Discharge of Conditions: Land at Danhill, North of West Chiltington Road, West Chiltington, West Sussex, to Planning Permission DC/25/0595

This application has been submitted online via the Planning Portal under reference **PP-14502770** and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Condition 3 pursuant to Application Reference DC/25/0595 at Land at Danhill, North of West Chiltington Road, West Chiltington, West Sussex, as highlighted below.

This application relates to the submission of information pursuant to the discharge of:

Condition 3

“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.

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).”

The applicant corresponded with the Council's archaeological advisor Nick Truckle prior to the issue of the decision notice to discuss the appropriate method for investigating the potential for archaeology at the site. It was agreed in this correspondence that a geophysical survey would be undertaken, the results of which would inform whether any additional field work would be required.

On 28th August 2025, Mr Truckle advised that *"Having further considered the current situation I think that a non-intrusive survey in the form of a geophysical survey would provide an acceptable way forward. The area should be able to be surveyed in a single day and the results should be available within a couple of days and can be used to identify any archaeology that may be present and target further work or areas to avoid, or if the results do not show any clear archaeological deposits then the condition requiring archaeological work will have been satisfied and the project can proceed without any further archaeological input"*[our emphasis added].

The correspondence is attached in full as an Appendix to this letter.

A geophysical survey was undertaken at the site on 6th and 7th October 2025 and the report is submitted in support of this application to discharge. The geophysical survey does not identify any archaeological potential on the site.

We trust that this information is sufficient to discharge Condition 3.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

ECE Planning



Paul Carnell BA (Hons) MA MRTPI
Associate Planner

Paul Carnell

Subject: FW: P2227: Planning application reference DC/25/0595 Land at Danhill, North of West Chiltington Road West Chiltington West Sussex

From: Nick Truckle <nicholas.truckle@surreycc.gov.uk>

Sent: Thursday, August 28, 2025 3:32 PM

To: Paul Carnell <PCarnell@ecephanning.com>

Cc: sarah.george@nyetimber.com

Subject: RE: P2227: Planning application reference DC/25/0595 Land at Danhill, North of West Chiltington Road West Chiltington West Sussex

Dear Paul,

Many thanks for your email.

As you state, the Oxford desk based assessment does suggest that there is a low potential for the site but the very large area of disturbance, in excess of 2 hectares, means that significant archaeology cannot be ruled out and there archaeological finds and sites from the wider area. Projects such as these that do not have a financial imperative and are beneficial to the local ecology and environment always provide us with a balancing act between our duty to identify and protect the archaeological resource and the clear benefits of the schemes. If this has been a commercial development the requirement would have been for a trial trench evaluation comprising a 5% by area sample of the site notwithstanding the low potential suggested by the assessment. Because of the nature of the scheme, I initially proposed a watching brief with built in review periods so that if it was clear that archaeological survival was unlikely then the work could be curtailed but I acknowledge t this also involves an element of risk as if archaeological features are revealed then works must stop to allow proper excavation with resultant issues of increased and potentially unsustainable cost to the project. Having further considered the current situation I think that a non-intrusive survey in the form of a geophysical survey would provide an acceptable way forward. The area should be able to be surveyed in a single day and the results should be available within a couple of days and can be used to identify any archaeology that may be present and target further work or areas to avoid, or if the results do not show any clear archaeological deposits then the condition requiring archaeological work will have been satisfied and the project can proceed without any further archaeological input. Geophysics is much more cost effective than trial trench evaluation and removes the uncertainty and risk of a watching brief so hopefully you will agree that this is a reasonable compromise.

Most archaeological units either have in house geophysics teams or can source appropriate expertise so you should be able to get quotes easily from Oxford or Archaeology South East.

I hope that you find these comments helpful. I would be happy to discuss this in more detail if you have any questions.

Kind regards

Nick



Nick Truckle

Archaeological Officer

Historic Environment Planning, Surrey County Council, Victoria Gate, Chobham Road,
Woking, GU21 6JD

Tel: 07990 625820

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