



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0280

Phase 6B , Kilnwood Vale, Faygate, Horsham, RH12 0AQ,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 8 to approved application DC/21/2246

RELEVANT PLANNING HISTORY:

DC/21/2246	Erection of 115 dwellings with associated parking, landscaping and drainage infrastructure.	Application Permitted on 29.05.2026
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PLANNING ASSESSMENT

Planning Application DC/21/2246 was granted consent on 29.05.2026. This permission was for the following:

Erection of 115 dwellings with associated parking, landscaping and drainage infrastructure.
Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Commencement Condition:

- i) 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.*
- ii) 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 archaeological specialists have considered the submitted information and responded as below:

The applicants have submitted the results of an archaeological Strip, Map and Record excavation with an associated Watching Brief carried out by Archaeology South East in 2021. The work consisted of the stripping under archaeological supervision of a spine road running through the site and a compound area to determine the archaeological potential of the wider area. This approach was agreed by the previous archaeological adviser to Horsham DC and set out in an appropriate Written Scheme of Investigation. Archaeological features, including a single saxon pit and undated post holes were recorded but were not deemed of sufficient significance to require any further archaeological work, and so the archaeological requirement under Condition 8 has been satisfied and so the condition can now be fully discharged.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/26/0280

(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 Document	STRIP, MAP AND SAMPLE/ARCHAEOLOGICAL WATCHING BRIEF	KIL17	19.08.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 28.09.2026

Authorising Officer sign/initial Adrian Smith Date: 28/09/2026