



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0009

Land at New Place Farm , Pulborough, RH20 1AT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 (ii) (Archaeological Written Scheme of Investigation) to approved application DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure).

RELEVANT PLANNING HISTORY:

DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure	Application Permitted on 07.07.2023
DISC/25/0001	Approval of details reserved by conditions 3 and 7(i) to approved application DC/21/2321	Application Permitted on 15.05.2025

CONSULTATION RESPONSE:

HDC Consultation Archaeologist: *The applicants have submitted the results of an archaeological trial trench evaluation that has demonstrated that the site does not contain significant archaeological remains and so, as no further work is required, the archaeological requirement under Condition 7 has been satisfied and so the condition can now be discharged.*

PLANNING ASSESSMENT

Planning Application DC/21/2321 was granted consent on 07.07.2023. This permission was for the following:

Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure.

Consent is sought to discharge the details reserved by condition 7 (ii).

The first part of Condition 7 (i) was discharged on 15th May 2025 under DISC/25/0001.

Condition 7:

Pre-Commencement Condition:

- (i) *No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of 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 part [i] of 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.*

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).

The applicants have submitted the results of an archaeological trial trench evaluation carried out by Cura Terrae. The work consisted of the excavation of seventy-two trial trenches excavated across the site. Despite the previously identified high archaeological potential, no significant archaeological remains were present, with only a single undated pit and a series of modern ditches being recorded. The evaluation did reveal significant truncation of the site including terracing as a result of previous development and it is possible that this has removed any archaeological remains that may have been present.

Therefore, as it has been clearly demonstrated that the site does not contain significant archaeological remains, no further work is required and so the archaeological requirement under Condition 7 has been satisfied and so the condition can now be discharged. Given this the requirements under condition 7 have been satisfied.

The requirements of condition 7(ii) have therefore been satisfied.

Recommendation: Application Permitted

NOTE 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/26/0009

(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 Statement	Archaeological Evaluation Report V1.1 December 2025 by Cura Terrae Report Ref 23077		13.01.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 23/01/2026

Authorising Officer sign/initial Matthew Porter Date: 27/01/2026