



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0389

Land at Danhill North of West Chiltington Road West Chiltington West Sussex

DESCRIPTION:

Approval of Details Reserved by Condition 3 (Written Scheme of Archaeological Investigation) to approved application DC/25/0595 (excavation to create two wildlife ponds).

DETAILED DESCRIPTION:

Planning Application DC/25/0595 was permitted in Oct 2025. This permitted excavation to create two wildlife ponds

Approval is now sought for discharge of condition 3 (archaeological programme of works).

The details comprise a geophysical survey report (Orion Heritage Limited Nov 2025). The applicant explains in covering letter (PC/Let/P2227 dated 19 November 2025), the following:

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].

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.

RELEVANT PLANNING HISTORY:

DC/25/0595 Excavation to create two wildlife ponds

Permitted
16-10-2025

CONSULTATIONS

District Council Archaeologist: *No Objection*

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

Condition 3 (archaeological programme of works)

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 applicants previously commissioned an archaeological desk-based assessment that identified that the site lay within a previously unidentified medieval or post medieval Deer Park. The results of a geophysical survey of the area of the two ponds has now been submitted which demonstrates that the proposed excavations are unlikely to impact upon archaeological remains and so no further archaeological work is required.

Water Neutrality Note: The Council's updated advice (Oct 2025) on the CG Fry High Court decision (30th June 2023) in relation to whether conditions are subject to the Habitats Regulation Assessment, is that no further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme is already subject to favourable HRA for the Arun Valley Sites prior to being granted. The permitted RM scheme (DC/25/0595) has already demonstrated Water Neutrality being subject of a favourable HRA.

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/25/0389

(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	GEOPHYSICAL SURVEY REPORT by Magnitude Surveys for Orion Heritage Limited. Magnitude Surveys Ref: MSTQ2259 HER Event Number: TBC OASIS Number: TBC November 2025		

DELEGATED

Case Officer sign/initial Matthew Porter Date: 23-01-2026

Authorising Officer sign/initial J Hawkes Date: 23.01.2026