Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0014
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Approval of details reserved by condition 5(4) ONLY (archaeological works - post-excavation assessment) 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(4). The details submitted comprise an Archaeological Evaluation Report by Archaeology South-East.

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).	Permitted 16.10.2024
DISC/24/0285	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.	Permitted 29-11-2024

REPRESENTATIONS

Consultant Archaeologist: No Objection

The applicants have submitted the results of an archaeological trial trench evaluation carried out by Archaeology South East. The work consisted of the excavation of seven trial trenches, none of which contained any evidence of archaeological finds, deposits or features. 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 5 has been satisfied and so the condition can now be discharged.

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 (4) 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 previously approved Written Scheme of Investigation (Archaeological Specification) by Archaeology South East involved the excavation of six trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present.

Satisfactory details of the results of the work have now been received (the Council's consultant Archaeologist notes it has been clearly demonstrated that the site does not contain significant archaeological remains).

Given the results of the trail trenches, there is no need for further archaeological work to investigate nor any mitigation works identified. As there is no requirement for either, there is no need for formal discharge of 5 (2) and (3) of condition 5.

The submitted details regarding 5 (4) 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 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/25/0014
(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	ARCHAEOLOGICAL EVALUATION REPORT Version 1 January 2025 by Archaeology South-East Old Clayton Kennels Storrington, West Sussex NGR: 511012 113691 ASE Project No: 240609 Site Code: OCK24 ASE Report No: 2025006		20.01.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 12-02-2025

Authorising Officer sign/initial J Hawkes Date: 13.02.2025