Horsham District Council

Mr Dominic Taylor
Bellway Homes
1st Floor, Regent House
1-3 Queensway,
Redhill
RH1 1QT
GB

Our ref:	DISC/26/0348
Your ref:	Ashington Condition 4 Partial Discharge
Email:	planning@horsham.gov.uk
Direct Line:	01403 215245
If Calling Please ask for:	Sophie Moore
Date:	25th November 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Partial approval of details reserved by Condition 4 (Part 1) (Archaeology) to approved application DC/23/0406

Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. **Pre-Commencement Condition**:

1 No development or preliminary groundworks can commence until a programme of geophysical survey and 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 prior to reserved matters applications being submitted.

2 A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.

3 No development or preliminary groundworks can 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 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: 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).

Date of approval (Part 1 only) - 25th November 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Written Scheme of Archaeological Evaluation	794-PLN-HER-02610 V2	15.10.2026

Note to Applicant:
The applicant is reminded that a subsequent application will be required to discharge parts 2 - 4 of Condition 4.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control