Stantec UK Limited
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UNITED KINGDOM

3 April 2024

Our Ref: 35277/A3/JL

VIA PLANNING PORTAL
Head of Planning
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

For the attention of Mr Jason Hawkes

Dear Sir

MOWBRAY, HORSHAM, WEST SUSSEX
PARTIAL DISCHARGE OF CONDITION 22 – ARCHAEOLOGY – SUB PHASE 2A AND EMPLOYMENT LAND
PLANNING PORTAL REFERENCE: PP-12926905

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in respect of the above Site and further to the submission, via the Planning Portal, of an application to partially discharge Condition 22 (Archaeology) insofar as it relates to land within Sub Phase 2A and the Employment Land pursuant to Planning Permission DC/16/1677 ('the OPP') for the strategic development of the Site.

Background

Written Schemes of Investigation ('WSI') in relation to the following areas within the parcels within Phase 2 and the Employment Land were approved on 8 November 2022 (DISC/22/0297):

- *Parcel 1*: LILO, Sports Hub access, SUDS basin and land immediately to the north and east (part of the Employment Land)

- *Parcel 2:* the remainder of the Employment Land

- *Parcel 3*: land for the extension of School Road (initial Phase 2 access works)

Initial findings of the evaluation trenching of Parcels 1 and 3 in their entirety alongside the westernmost part of Parcel 2 took place in November 2022 and January 2023. The eastern area of Parcel 2 could not be evaluated at that time as it was under crop. The findings of these areas were approved by the Council on 31 May 2023 (DISC/23/0101).

Evaluation of the remainder of Parcel 2 took place between September and November 2023 after the crop had been harvested.

WSIs relating to geophysical survey and evaluation trenching of land falling within the following parcels in Phase 2 were approved on 20 February 2024 (DISC/23/0124):

- *Sub Phase 2A (northern part):*

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Project Specification for a Geophysical Survey (Magnetic) 2 (February 2023)

- *Sub Phase 2C and (part) 2D:*
  Project Specification for a Geophysical Survey (Magnetic) 3 (March 2023)

- *Sub Phase 2A:*
  Project Specification for an Archaeological Evaluation 2 (March 2023)

The geophysical survey of the northern part of Sub Phase 2A was undertaken in June 2023 and identified the presence of buried services. The WSI covering Sub Phase 2A was subsequently updated to allow the trenches to be positioned to avoid these areas, the number of trenches and area to be surveyed remain unchanged as per the approved WSI. L&G is seeking approval of an updated WSI covering Sub Phase 2A in this submission.

Evaluation trenching of Sub Phase 2A took place between August and September 2023 and included 104 of the 165 trenches as set out in the updated WSI. The northern part of Sub Phase 2A could not be evaluated as it was under crop. The intention is to complete the trench evaluation of the remainder of Sub Phase 2A (the remaining 61 trenches) once L&G have acquired the land.

The remaining geophysical survey & evaluation trenching of Sub Phase 2C and part of 2D will be carried out in due course.

Findings

The trench evaluation for the remainder of Parcel 2 identified minimal fragments of later post-medieval or early modern ceramic. It is concluded that the area has a very low archaeological potential.

The geophysical survey of the northern part of Sub Phase 2A identified a number of linear anomalies thought to relate to a field system and trackway pre-dating the current field layout and corresponds to existing field boundaries. Furthermore, anomalies of possible archaeological interest which may be masked by magnetic disturbance caused by utility lines crossing the site and boundary along the southern edge.

The initial trench evaluation for Sub Phase 2A identified mostly features of recent agricultural origin with some dispersed features of archaeological interest that could be interpreted as possible charcoal production pits. The area of geophysical ‘disturbance’ adjacent to the Castle Moated Site was shown to be a product of modern waste disposal. As such, these parts of Sub Phase 2A are considered to have low archaeological potential.

Application Submission

This application comprises the following:

- Application Form, dated 3 April 2024
- Covering letter, dated 3 April 2024
- Project specification for an archaeological evaluated (Ref: 22s117ev) (dated 5th July 2023, revised 14th July 2023).
- Archaeological Evaluation (Site Code MHL/23/124) (dated December 2023)
- Archaeological Evaluation Part 2 (Site Code MLH/22/242) (dated December 2023)
- Geophysical Survey (Magnetic) (Site Code MLH 23/124) (dated June 2023)

The application has been submitted electronically via the Planning Portal (reference: PP-12926905) and the payment of £215 has been made by credit card to cover the application fee (£145) and Planning Portal service charge (£70).

We trust this application is in order and look forward to confirmation of receipt. Should you require further information or have any further queries, please do not hesitate to contact me.

Yours sincerely



JOYCE LO
Planner

STANTEC UK LIMITED

cc. Tom Davies – L&G

Enc.