



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0041

Land At 509354 126590, Hilland Road, Billingshurst, West Sussex, RH14 9HN

DESCRIPTION:

Application for (Partial) Approval of Details Reserved by Condition 4ii to approved application DC/25/1937 (relating to the land outside of the blue line excavation area only).

RELEVANT PLANNING HISTORY:

DC/25/1937	Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) relating to water neutrality.	Application Permitted on 08.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1937 was granted consent on 08 January 2026. This permission was for the following:

Removal of Condition 9, 11, 15, 21, 31 of previously approved application DC/25/0458 (Workshop, storage building with associated vehicular parking, yard area and access) relating to water neutrality.

Consent is sought to discharge the details reserved by condition 4ii (archaeological site investigation).

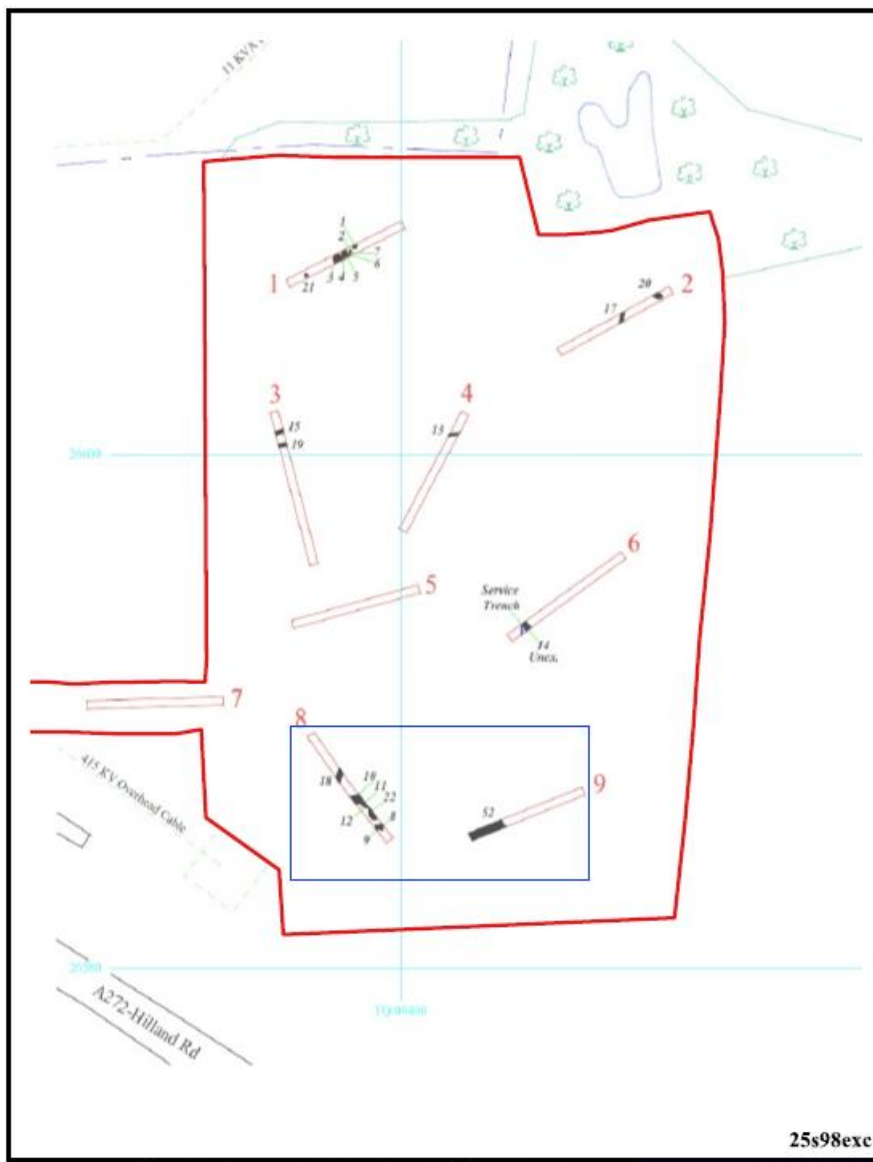
Condition 4ii:

Pre-Commencement Condition: 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).

To comply with the requirements of this condition, the applicant has submitted the results of an archaeological trial trench evaluation which demonstrate that parts of the development site contain significant archaeological remains (mainly within trenches 8 and 9), where further work is required to record the remains in advance of their loss. The Council's Archaeological Consultant has reviewed this information and recommended that a supplementary Written Scheme of Investigation (WSI) (Archaeological Specification) be submitted which outlines the scope of this additional work.

The applicant submitted an updated WSI (March 2026) which has been reviewed by the Council's Archaeological Consultant, who has approved the mitigation area identified and the works outlined. The mitigation area is outlined in blue on Figure 2 to the submitted Project Specification document (Updated Written Scheme of Investigation) dated 25th March 2026:



The wording of Condition 4ii is such that the archaeological site investigation works and post-investigation assessment should be completed in accord with the WSI before it can be discharged however, the Council's Archaeological Consultant is content with works commencing outside of the identified excavation area shown in Figure 2 above.

Given the advice of the Council's archaeologist, Condition 4ii can be discharged insofar as it relates to the land not outlined in blue. On completion of the further archaeological work a further application will be required to agree the remainder of this condition.

Recommendation: Application partially Permitted

NOTE TO APPLICANT

To fully discharge Condition 4ii the remaining archaeological site investigation works as outlined in the WSI (March 2026) should be completed and a post-investigation assessment submitted to the Council.

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/26/0041

(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	Cover Letter		05.02.2026
Supporting Docs	Archaeological Evaluation		05.02.2026
Supporting Docs	Written Scheme of Archaeological Investigation		08.04.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 21/04/2026

Authorising Officer sign/initial Adrian Smith Date: 21/04/2026