

11 August 2026

Project/File: 333102644/A3

via Planning Portal

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Application for Discharge of Condition 22 of DC/16/1677 (Sub-Phase 1C Archaeology)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') further to our submission of an application seeking the partial discharge of Condition 22 of Outline Planning Permission reference DC/16/1677.

Context

Outline Planning Permission was granted for development of the following description (reference DC/16/1677; the 'OPP').

'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

The OPP was granted subject to conditions. Condition 22 requires the following:

- 22. No development within a Reserved Matters Area shall be commenced until a programme of archaeological work following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016 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.**

The Sub-Phase 1c area has seen a series of discharge of condition applications submitted under Condition 22. These have included:

- Written Scheme of Investigation ('WSI') for Archaeological Field Evaluation for Phases 1A, 1B, 1C, 1D, Sports Sub Phase – Discharged 09 July 2019 (Ref. DISC/19/0182); and

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- Project specification for an archaeological evaluation specifically for the Moathouse Farm – Discharged 03 May 2023 (Ref. DISC/23/0090)

Since this time, trenching has been carried out on the Moathouse area (herein referred to as the 'Site') in accordance with the approved WSI and the specific Evaluation for the Site (references as above).

An Archaeological Evaluation has been report produced providing an overview of the findings of the archaeological work on the Site. This Evaluation report forms the basis of this submission and is the only remaining reporting required to close out Condition 22 for Sub-Phase 1c.

Findings

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the Site.

The archaeological evaluation was carried out on the Site, with six trenches dug in total. Features identified in three trenches were dated to the medieval to post-medieval period. Modern truncation was observed in another trench and it is concluded this likely took place when the area was occupied by modern farm outbuildings.

The report concluded that any medieval remains associated with the medieval Moated House are confined to the north-western part of the Site.

The report identifies that the pottery findings are considered to be small, mixed and of types well known in the area, as such there was nothing found which was considered of significance within the Site.

Submission

This application comprises the following:

- Application Form (August 2026)
- Covering Letter (August 2026)
- An Archaeological Evaluation (August 2023)

The application fee of [REDACTED] has been paid via the Planning Portal (ref. PP-15107403).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

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Sincerely,

Stantec UK Limited



Sarah Cross
Planning Associate



stantec.com/uk

cc. Alex Jones (Stantec)

Robert Thompson (L&G)