Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0128
Duckmoor Farm , Wooddale Lane, Billingshurst, West Sussex, RH14 9DZ

DESCRIPTION:
Approval of details reserved by condition 8 (archaeological work - site investigation and post investigation) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/20/2607 was Allowed at Appeal on 18th January 2023. This Allowed outline permission for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 8 (archaeological work - site investigation and post investigation). The details submitted comprise an ARCHAEOLOGICAL EVALUATION Ref: 794-PLN-HER-01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25.

This submission follows earlier approval of the Written Scheme of Archaeological Investigation (DIS/25/0034 refers).

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023
DISC/25/0034	Application for Approval of Details Reserved by Condition 8 (Written Scheme of Archaeological Investigation ONLY) to planning permission DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).	Permitted 03-03-2025

REPRESENTATIONS

Consultant Archaeologist: *No Objection*
The applicants have submitted the results of an archaeological trial trench evaluation that has demonstrated that the site does not contain significant archaeological remains and so, as no further work is required, the archaeological requirement under Condition 8 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 8 only.

Condition 8 (Written Scheme of Archaeological Investigation) reads:

No development or preliminary groundworks shall commence until a programme of archaeological work 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 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 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.

Conclusion

The applicants had previously submitted a Written Scheme of Investigation (Archaeological Specification) for a programme of trial trench evaluation at this site, which approved works to involve the excavation of twenty-two trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present.

The applicants have now submitted the results of an archaeological trial trench evaluation carried out by Archaeology South East consisting of the excavation of twenty-two trial trenches. Archaeological features were limited to a single small undated pit and although a single prehistoric worked flint was recovered from the top soil, the Council's consultant Archaeologist is satisfied it is clear from the results of the work that it is highly unlikely that significant archaeological remains are present on the site.

Therefore, as it has been clearly demonstrated that the site does not contain significant archaeological remains, no further work is required and so the Council's consultant Archaeologist has confirmed the archaeological requirement under Condition 8 has been satisfied and so the condition can now be fully discharged.

Water Neutrality Note: No further Habitat Regulations Appropriate 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/20/2607) was judged water neutral under the Habitat Regulations and the details pursuant to condition 8 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

NOTE 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/25/0128
(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	An ARCHAEOLOGICAL EVALUATION Ref: 794-PLN-HER-01331 March 2025 by Archaeology South-East / rpsgroup Duckmoor, Billingshurst, West Sussex Site Code: DUC25	NONE	11.04.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 29-04-2025

Authorising Officer sign/initial J Hawkes Date: 30.04.2025