



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0140

Woodfords, Shipley Road, Southwater, West Sussex, RH13 9BQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 (ii) to approved application DC/21/2180 (archaeology - post investigation assessment)

RELEVANT PLANNING HISTORY:

DC/21/2180	Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.	Application Permitted on 11.07.2024
DC/25/1658	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.	Application Permitted on 15.05.2026

PLANNING ASSESSMENT

Planning Application DC/21/2180 was granted consent on 11/07/2024. This permission was for the following:

Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.

Consent is sought to discharge the details reserved by conditions 5(ii).

Condition 5(ii):

Copy full condition wording here, then explain after whether details ok or not and whether consultees are happy.

Pre-Commencement Condition:

- i) No development shall take place until a programme of archaeological work 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.*
- ii) 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 condition [i] 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: 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).

Officers note that Part (i) of the condition has been formally discharged under DISC/25/0318 (dated 24th Nov, 2025) - programme of archaeological work.

The Council's Archaeologist has reviewed the results of an archaeological trial trench evaluation carried out by Archaeology South East. The work consisted of the excavation of twenty-four trial trenches excavated across the site. Three of the trenches contained archaeological features in the form of a ditch and two shallow pit like features that may have been naturally formed. These features are of low significance and so as it has been clearly demonstrated that the site does not contain significant archaeological remains, no further work is required and so the archaeological requirement under Condition 5 has been satisfied and so the condition can now be fully discharged.

The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

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/26/0140

(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	Archaeological Evaluation	794-PLN-HER-01677	29.04.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 20.05.2026

Authorising Officer sign/initial J Hawkes Date: 21.05.2026