Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0056
New House Farm, Old Crawley Road, Faygate, West Sussex, RH12 4RU

DESCRIPTION:

Approval of details reserved by condition 3ii to approved application DC/22/2167

RELEVANT PLANNING HISTORY:

DC/22/2167	Demolition of existing dwelling and construction of a replacement barn style dwelling.	Application Permitted on 12.09.2023

PLANNING ASSESSMENT

Planning Application DC/22/2167 was granted consent on 12.09.2023. This permission was for the following:

Demolition of existing dwelling and construction of a replacement barn style dwelling

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

***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).

The Applicant has submitted a Report for an Archaeological Evaluation by Brook Archaeology dated 04.03.2024. This outlines that the evaluation consisted of monitored excavation of two 15m x 1.8m and 1no. 20m x 1.8m trenches which targeted the groundwork area. No artefactual evidence or finds were recovered during the evaluation and no deposits suitable for environmental assessment were identified during the evaluation.

Following consultation with the Council's Archaeological Consultant, the Report is considered satisfactory. The works carried out were in full accordance with the previously approved Written Scheme of Investigation, and no archaeological features or finds were recorded in any of the trial trenches. As no archaeological remains were present, it can be concluded that the site has negligible archaeological potential, and no further works are required.
For these reasons, the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0056
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Report for an Archaeological Evaluation by Brook Archaeology dated 04.03.2024	BAL_24-077	03.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 14.05.2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024