



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0193

Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex,

DESCRIPTION:

Approval of details reserved by condition 7 to approved application DC/23/2172 (archaeology)

RELEVANT PLANNING HISTORY:

DC/23/2172	Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.	Application Permitted on 24.05.2024
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PLANNING ASSESSMENT

Planning Application DC/23/2172 was granted consent on 21/05/2024. This permission was for the following:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Commencement Condition: No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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).

The Council's Archaeologist has reviewed the submitted Written Scheme of Investigation (Archaeological Specification) for a programme of Archaeological Monitoring (Watching Brief) at this site. The document has been prepared by Wessex Archaeology, and the work will involve the monitoring of all areas where significant below ground impacts have been identified, by an attendant professional archaeologist so that any archaeological remains that may be revealed are identified and recorded. The Council's Archaeologist can confirm that the proposed scheme of work is acceptable from the archaeological point of view and there are no concerns towards the development and monitoring work now taking place on the site.

However, the Council's Archaeologist considers that whilst the partial requirements of the condition have been satisfied, the archaeological fieldwork should be implemented in accordance with the WSI. The archaeological site investigation and post investigation assessment will require submission to and subsequent approval by the Local Planning Authority.

The requirements of the condition have now been satisfied. Officers note that the condition does not include a requirement to submit post-investigation reports, and would therefore suggest an informative is added to advise the applicant to report any significant finds.

Recommendation: Application Permitted

NOTE TO APPLICANT

In the event that archaeological remains, artefacts or features of potential significance are encountered during the approved archaeological monitoring works, the applicant is encouraged to notify the County Archaeologist and provide details of the findings. Any archaeological recording, reporting and archiving should be undertaken in accordance with the approved Written Scheme of Investigation

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/26/0193

(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
Plans	Archaeological Monitoring Areas		19.06.2026
Supporting Documents	Archaeological Watching Brief		19.06.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 13.07.2026

Authorising Officer sign/initial J Hawkes Date: 03.08.2026