



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0254

West Wantley Farm Development Site Fryern Road Storrington West Sussex RH20 4BJ

DESCRIPTION:

Approval of details reserved by condition 10(i) (archaeology - Written Scheme of Investigation ONLY) to application DC/24/2006 (Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access).

DETAILED DESCRIPTION:

Planning Application DC/24/2006 was permitted on 08/12/2025. This permitted outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.

Approval is now sought for the discharge of Condition 10 (archaeology).

The details submitted comprise NGR 508956 115264 Site Code: MDS26 Project No. 250535 JUNE 2026 –WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION PLANNING APPLICATION: DC/24/2006 by Archaeology Southeast on behalf of TCMS Heritage.

RELEVANT PLANNING HISTORY:

DC/24/2006	Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access	Permitted 08/12/2025
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CONSULTATIONS AND REPRESENTATIONS

HDC Consultant Archaeologist: No Objection

The applicants have submitted an acceptable Written Scheme of Investigation for a programme of trial trench evaluation prepared by Archaeology Southeast on behalf of TCMS Heritage, but the condition should not be fully discharged until the evaluation has been carried out and any mitigation measures have been identified

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

Condition 10 (archaeology) reads as follows:

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)

In accordance with Condition 10 of approved application DC/24/2006, the applicants have submitted an acceptable Written Scheme of Investigation prepared by Archaeology Southeast for a programme of trial trench evaluation consisting of the excavation of thirty trial trenches across the site to determine whether significant archaeological remains are present.

The Council's Consultant Archaeologist has no objection to the trial trenching taking place but as further work may be require following the results of the evaluation, the condition should not be fully discharged at this stage to allow any further mitigation works to be secured if required.

The details pursuant to the condition 10(i) ONLY are therefore acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT

This discharge notice permits approval of the details pursuant to part (i) Written Scheme of Investigation of Condition 10 ONLY.

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/26/0254

(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	NGR 508956 115264 Site Code: MDS26 Project No. 250535 JUNE 2026 -WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION PLANNING APPLICATION: DC/24/2006 by Archaeology Southeast on behalf of TCMS Heritage.		06.08.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 21-08-2026

Authorising Officer sign/initial J Hawkes Date: 24.08.2026