Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0264
Chanctonview , Spring Gardens, Washington, West Sussex, RH20 3BS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0867

RELEVANT PLANNING HISTORY:

DC/22/0867	Erection of 1 No. detached dwelling house with car port.	Application Permitted on 18.06.2024

PLANNING ASSESSMENT

Planning permission for the erection of a single dwelling, together with associated infrastructure, was approved pursuant to ref: DC/22/0867 on 18.06.2024. Planning permission was granted subject to conditions, with consent now sought for an approval of details reserved by Condition 3 attached to ref: DC/22/0867.

Condition 3

Condition 3 states:-

> *"**Pre-Commencement Condition:** No development shall take place unless and until a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation submitted to an approved by the Local Planning Authority.*
>
> *The development hereby permitted shall not commence unless and until the archaeological site investigation and post investigation assessment has been completed in accordance with a programme set-out within the agreed Written Scheme of Investigation and that provision for the analysis, publication, achieve deposition and dissemination of results has been secured and approved by the Local Planning Authority in writing.*
>
> *Reason: To ensure that the proposed development does not result in the destruction of possible archaeological remains and that any recovered remains are appropriately treated, recorded and analysed in accordance with Policy 34 of the Horsham District Planning Framework (2015)."*

In response to the above condition the applicant has provided a professionally prepared Written Scheme of Investigation. The watching brief outlines a methodology for works on-site to be undertaken with archaeological supervision. In the event that archaeological features/remains are identified during ground works, the watching brief outlines a programme of additional investigation and a method for the archaeological analysis and subsequent recording of any/all recorded features of interest.

The submitted Written Scheme of Investigation is considered proportionate to the sensitivity of the 'notification area' designation and has been considered acceptable by the Council's consultant archaeologists. It is, therefore, considered that the requirements of HDPF Policy 34 are satisfied and that the condition can be discharged accordingly.

CG Fry and Water Neutrality

In respect of the judgement of the High Court pursuant to *CG Fry & Son Limited v SoS for Levelling up Housing and Communities and Somerset Council* [2023] EWHC 1622 (Admin), it should be noted that ref: DC/22/0867 was approved on the basis of a supporting water-neutrality mitigation strategy. The mitigation measures necessitated by that strategy are secured by a legal agreement entered into pursuant to S.106 of the Town and Country Planning Act 1990 prior to the grant of planning permission.

An approval of details reserved by condition in this instance, therefore, would not conflict with the Authority's duties under Regulation 63 of the Protection of Habitats and Species Regulations (2017) as the habitats impacts of approved development have already been considered at an earlier stage of approval.

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/24/0264

(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 Watching Brief	CBAS1552	21.10.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 10.12.2024

Authorising Officer sign/initial Adrian Smith Date: 10/12/2024