

20 May 2026

Project/File: 333102644/A3

via Planning Portal

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Application for Discharge of Condition 22 of DC/16/1677 (Sub-Phase 2C & Part 2D Archaeology)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('**L&G**') further to our submission of an application seeking the partial discharge of Condition 22 of Outline Planning Permission reference DC/16/1677.

Context

Outline Planning Permission was granted for development of the following description (reference DC/16/1677; the '**OPP**').

'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

The OPP was granted subject to conditions. Condition 22 requires the following:

- 22. No development within a Reserved Matters Area shall be commenced until a programme of archaeological work following the principles set out in Chapter 13 of the Environmental Statement prepared by Liberty Property Trust and dated July 2016 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.**

A Written Scheme of Investigation ('**WSI**') for the carrying out of a Geophysical Survey covering Sub-Phases 2C and 2D was submitted on 24 May 2023 (DISC/23/0124) and subsequently approved. The results of the Geophysical Survey, that was carried out in accordance with the aforementioned WSI between 18 and 22 September 2023, are submitted as part of this application.

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Findings

The Geophysical Survey identified several magnetic anomalies across the site area. It is considered that the majority of the anomalies are a result of interference from ferromagnetic anomalies and geological variation. However, a number of anomalies remain that could provide archaeological interest, the majority of which take the form of linear anomalies, likely being the ditches of various agricultural field systems given several of these anomalies follow historic field boundaries.

The submitted WSI details the proposed methodology for the machine trenching, the locations of which are informed by the findings of the Geophysical Survey. 192 trenches are therefore proposed across Sub-Phases 2C and 2D to determine the presence/absence, extent, condition, character, quality and date of any items of archaeological interest within the site, and any follow-up work that may be required should any findings be made. Works are expected to start as soon as possible.

Submission

This application comprises the following:

- Application Form (dated 20 May 2026)
- Covering Letter (dated 20 May 2026)
- Geophysical Survey (Magnetic) (October 2023)
- Project Specification for an Archaeological Evaluation 3 (revised 8 May 2026)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-14946535).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited

James Taylor

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cc. Alex Jones (Stantec)

Robert Thompson (L&G)