Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0348
Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex,

DESCRIPTION:
Partial approval of details reserved by Condition 4 (Part 1) (Archaeology) to approved application DC/23/0406

RELEVANT PLANNING HISTORY:

DC/23/0406	Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and a larger pavilion)	Application Permitted on 10.08.2026

PLANNING ASSESSMENT
Planning Application DC/23/0406 was granted consent on 10 August 2026. This permission was for the following:

Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and larger pavilion).

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

***Pre-Commencement Condition**:*

1. *No development or preliminary groundworks can commence until a programme of geophysical survey and archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.*
2. *A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.*
3. *No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.*
4. *The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.*

Reason: As this matter is fundamental as the site is of a 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).

To satisfy the requirements of Condition 4, the applicant has submitted a Written Scheme of Investigation Archaeological Evaluation (ref. 794-PLN-HER-02610) which has been reviewed by the Council's Archaeological Consultant. They have advised that the scheme is acceptable to enable discharge of the first part of the condition but that the remainder (parts 2-4) should remain in place to ensure that any mitigation measures required are identified and implemented.

The requirements of the condition have therefore been partially satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is reminded that a subsequent application will be required to discharge parts 2 – 4 of Condition 4.

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/26/0348
(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 Statement	Written Scheme of Archaeological Evaluation	794-PLN-HER-02610 V2	15.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 25/11/2026

Authorising Officer sign/initial Adrian Smith Date: 25/11/2026