

Ref: GA/RW/03019/L030

3 February 2026

Nicola Pettifer
Planning Department
Horsham District Council
Parkside
Chart way
Horsham
West Sussex
RH12 1RL

Dear Nicola

**Application for approval of details pursuant to condition 4ii (Archaeological Evaluation) of planning permission ref. DC/25/1937 (amendment to permission DC/25/0458).
Land to the South of Billingshurst Business Park (Phase 3), Billingshurst**

On behalf of our clients, Dunmoore Group, I am pleased to submit this discharge of condition application for the approval of details pursuant to condition 4ii (Archaeological Evaluation) of planning permission DC/25/1937 (amendment to planning permission DC/25/0458).

The application has been submitted via the Planning Portal (reference PP-14674264). The requisite application fee of £383 will be paid separately. The application comprises the completed application form, this covering letter and the following document.

Title	Reference
Condition 4ii – Archaeology	
An Archaeological Evaluation	Site Code: SSB 25/237

The enclosed final archaeological evaluation report prepared by TVAS South has already been issued to your archaeological advisor directly by Dunmoore's consultant. We would be grateful for your confirmation that the report is acceptable for the purposes of the evaluation stage of the planning condition.

The evaluation has identified archaeological features of Roman date across parts of the site, consistent with rural settlement activity in the wider area. As set out in the report, the distribution of remains varies across the site, with some areas yielding limited or no features and Trenches 8 and 9 containing more concentrated activity.

By way of wider context, an extensive programme of evaluation trenching was previously undertaken on the neighbouring site immediately to the north, covering a significantly larger area. That work did not identify any

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archaeological finds or features, and the evaluation concluded that archaeological remains were absent across that site. The report for this neighbouring site can be made available should this be helpful

We would also note that the proposed levels strategy for the new facility has now been agreed within the team. The development will largely be constructed in fill, and the majority of groundworks will therefore sit above the depths at which archaeological features have been recorded.

In terms of progressing the scheme, our preference would be to agree a mitigation strategy that enables development to commence where appropriate, potentially through a phased or partial discharge of the condition, while ensuring that any further archaeological requirements are addressed in a proportionate manner and in accordance with best practice.

We would welcome your views on the evaluation results and on the scope and nature of any further archaeological works you consider necessary. If helpful, we would be very happy to discuss the findings and potential options with you.

I trust the enclosed document is acceptable and will enable you to validate and determine the application, however, should you require any further information please do not hesitate to contact me.

Yours sincerely

[Redacted Signature]

Roger Welchman [Redacted]
Associate
Armstrong Rigg Planning
Direct Dial: [Redacted]