



**Horsham
District
Council**

Mr Chris Maunders
Bruckland Developments Limited
2A High Street
Ewell
Surrey
Epsom
Surrey
KT17 1SJ

Our ref: DISC/26/0204
Your ref: Land at Brook Hill Cowfold
RH13 8AH
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 23rd July 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Application for Approval of Details Reserved by Condition 4 (i) (programme of archaeological work) to approved application DC/25/1826 (Removal of Conditions 6, 16, 17, 20, 21, 37, 41 and 42 (all relating to water neutrality) of previously approved application DC/25/0999 (Variation of Condition 6, 7, 19, 20, 40, and 41 of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works)).

Land at Grid Reference 521219 122966, Horsham Road, Cowfold, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. 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).

Date of approval (part i. ONLY)- 23rd July 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Written Scheme of Investigation titled Draft submission DC/25/1826 CONDITION 4 22:06:2026 by DEVELOPMENT ARCHAEOLOGY SERVICES Ltd.		25.06.2026

Note to Applicant:

This discharge relates to part (i) of Condition 4 ONLY.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control