



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0236

Rascalls Farm, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BG

DESCRIPTION:

Partial Approval of details reserved by condition 10 to approved application DC/20/0695

RELEVANT PLANNING HISTORY:

DC/20/0695	Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)	Application Refused on 07.07.2020
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PLANNING ASSESSMENT

Planning Application DC/20/0695 was granted consent on 07.07.2020. This permission was for the following:

Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)

Consent is sought to discharge the details reserved by condition 10.

Condition 10:

No development shall commence 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. 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 this condition 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

The applicants have submitted a report setting out the results of the trial trench evaluation of this site together with a revised Written Scheme of Investigation (WSI) for a programme of archaeological mitigation works following the discovery of significant archaeological remains on the site by Archaeology South East.

It is stated in the accompanying Cover Letter that this application intends to PART discharge Condition 10, submitting information relevant to the full discharge of part of the scheme, and an additional Written Scheme of Investigation to enable further investigation of Trenches 36 and 44 to 47. This submission has been prepared following liaison and informal agreement with Nick Truckle, the County Archaeology. The Archaeological site investigation and relevant reports will be submitted for full discharge once prepared.

The applicants have submitted a report that demonstrates that significant archaeological remains are present on the site and so mitigation measures are required to excavate and record the archaeology before it is lost. The submission contains an acceptable Written Scheme of Investigation (WSI) for a Programme of Archaeological Mitigation works that sets out a programme of detailed archaeological excavation and post excavation works that will ensure that the significant archaeological remains

recorded during the trial trench evaluation will be preserved by record and the results made available to the public.

Whilst not labelled part ii in the inspectors decision notice, this condition does have two parts and is often split into i) and ii). In order to secure the investigations and post excavation and publication work, part ii of the condition should not be fully discharged at this stage.

The West Sussex Archaeological Consultant has considered the submission and stated the following:

The applicants have submitted a report that demonstrates that significant archaeological remains are present on the site and so mitigation measures are required to excavate and record the archaeology before it is lost. The submission contains an acceptable Written Scheme of Investigation (WSI) for a Programme of Archaeological Mitigation works that sets out a programme of detailed archaeological excavation and post excavation works that will ensure that the significant archaeological remains recorded during the trial trench evaluation will be preserved by record and the results made available to the public. In order to secure the investigations and post excavation and publication work, part ii of the condition should not be fully discharged at this stage.

The applicants have submitted a report setting out the results of the trial trench evaluation of this site together with a revised Written Scheme of Investigation (WSI) for a programme of archaeological mitigation works following the discovery of significant archaeological remains on the site by Archaeology South East.

The evaluation trenching revealed significant archaeology in the form of a series of small pits, one of which contained the remains of a human cremation which although currently undated likely dates to the later prehistoric period. Because of the presence of this archaeologically significant deposit and the potential that other similar features may be present then further mitigation measures in the form of a strip, map and sample excavation are required centred around the burial deposit in trench 44 in the central southern part of the site.

I can confirm that the Mitigation Written Scheme of Investigation prepared by Archaeology South-East is acceptable, that the excavation area that is identified is appropriate and the works set out in the WSI will ensure that the archaeological remains will be properly excavated and recorded to appropriate professional standards in advance of their loss.

I have no objection to development now commencing elsewhere on the site, but as there is a need to ensure the programme of post excavation work can be secured following the completion of the on-site work, I advise that part ii of the condition should not be fully discharged until a post excavation report has been submitted that sets out the results of the work together with proposals for analysis and dissemination of the results.

The partial requirements of the condition have been satisfied, as the Council's consultant Archaeologist is satisfied with the content of the submitted Written Scheme of Archaeological Investigation (WSI). The archaeological fieldwork should be implemented in accordance with the WSI. The archaeological site investigation and post investigation assessment will require submission to and subsequent approval by the Local Planning Authority to fully discharge this condition.

Recommendation: Application Permitted

NOTE TO APPLICANT

This condition is partially discharged as outlined above- see Officer Report for further details

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/26/0236

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL MITIGATION WORKS		24.07.2026
Supporting Statement	ARCHAEOLOGICAL EVALUATION REPORT		

DELEGATED

Case Officer sign/initial Kate Turner Date: 14.09.26

Authorising Officer sign/initial Adrian Smith Date: 15/09/2026