

17 July 2026

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Dear Joseph

Submission of details to discharge condition 3 Part i of planning permission DM/23/3250

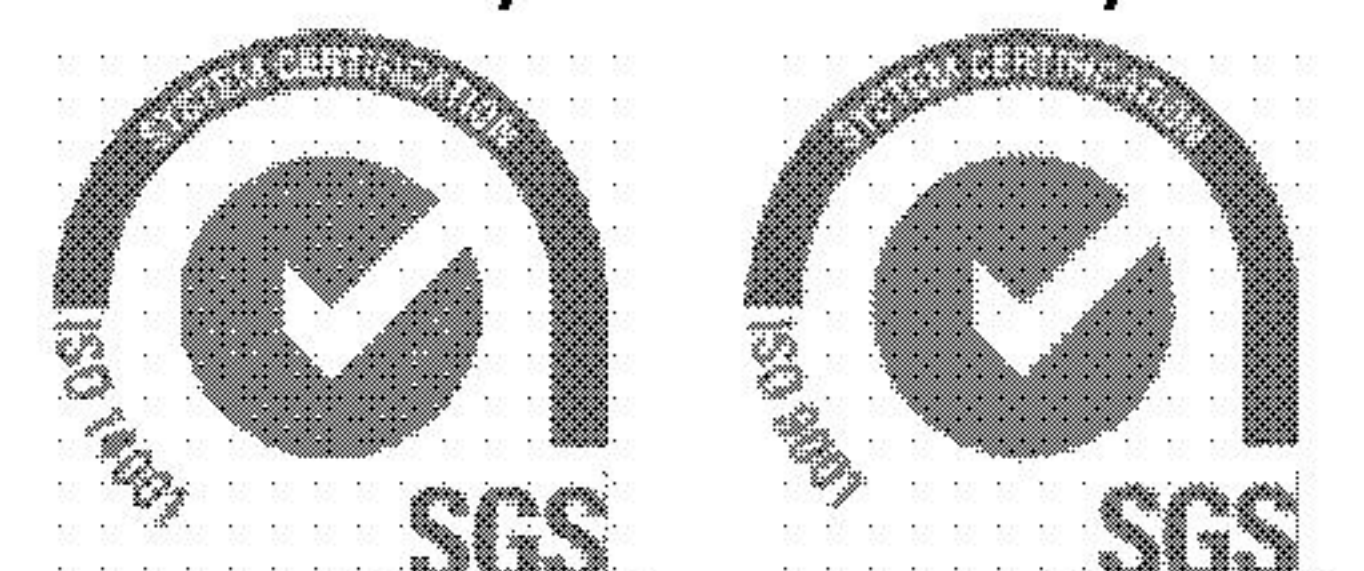
This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-15091596, which relates to the submission of details to support the part discharge of condition 3 (Part i) of planning permission DM/23/3250 at Land west of Selsfield Road, Ardingly.

Planning permission was granted under planning reference DM/22/1575 for the development of Land at Selsfield Road, Ardingly on 8 June 2023. The permission granted was outline planning permission for the development of up to 35 dwellings, associated landscaping and infrastructure, with all matters reserved except for access.

In December 2023, a Section 73 application was submitted to make a minor amendment to the red line site boundary to enable the site to connect to the public highway. To enable this amendment, condition numbers 2 and 11 were varied to supersede the access and location plans originally approved as part of the outline application. The S73 application was approved in February 2024 under reference DM/23/3250.

Consequently this application seeks approval of condition 3 with the following description:

- (i) *No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved in writing by the local planning authority.*
- (ii) *No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the local authority archaeological advisors.*
- (iii) *A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.*
- (iv) *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 approved in writing by the local planning authority.*
- (v) *The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the 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.

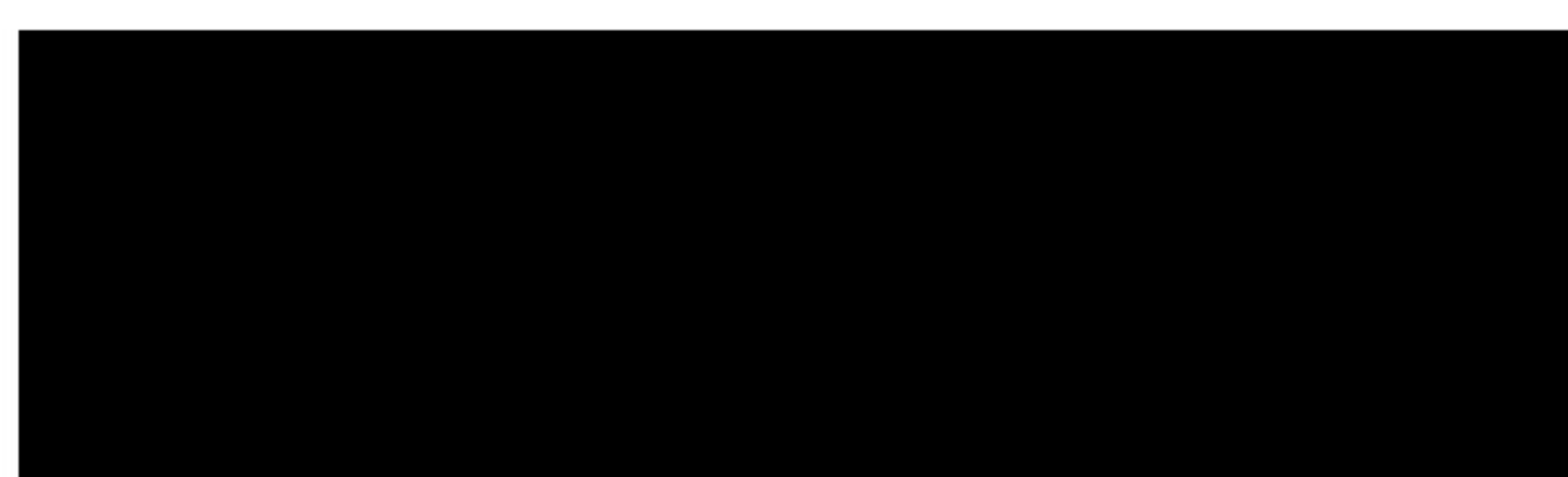
Submitted Supporting Documents for Condition 3 Part i:

- Ref: 26s11ev - Project specification for an archaeological evaluation, 30th June 2026, Revision 1

We trust that the documents provided are adequate to meet the Council's requirements to part discharge the relevant condition.

Should you require further information then please do not hesitate to contact me or my colleague Guy Dixon 

Yours sincerely,



Katie Martin MRTPI
Senior Planner