



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0090

Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex,

DESCRIPTION:

Application for (Partial) Approval of Details Reserved by Condition 29 (Remediation Verification) to approved application DC/21/2697 (relating to the northern parcel of development – Plots 1-20 and swale/communal landscape zones).

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023
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PLANNING ASSESSMENT

Planning Application DC/21/2697 was granted consent on 06 October 2023. This permission was for the following:

Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Consent is sought to discharge the details reserved by condition 29.

Condition 29:

Pre-Occupation Condition: No phase of the development hereby permitted shall be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 12(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12(c), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of this condition, the applicant has submitted a Verification of Remediation Report (ref. 3750604/VRN/03) as well as additional clarifying information in an email dated 05 June 2026, which have been reviewed by the Council's Environmental Health Team. They have advised that they are satisfied that the submitted information is sufficient to enable partial discharge of Condition 29 for the northern parcel of the site.

The applicant is reminded that Condition 29 cannot be fully discharged (i.e. for Plots 21 to 32) until a verification report has been submitted for the southern parcel.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0090

(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 Docs	Verification of Remediation Report	3750604/VRA/03	11.06.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 12/06/2026

Authorising Officer sign/initial Adrian Smith Date: 15/06/2026