Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0122
Crays Barn, Crays Lane, Goose Green, West Sussex, RH20 2LR

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4, 5, 6 and Biodiversity Net Gain condition to approved application DC/25/0446

RELEVANT PLANNING HISTORY:

DC/25/0446	Demolition of 2no. agricultural buildings and the erection of 3no. dwellings.	Application Permitted on 13.02.2026

PLANNING ASSESSMENT

Previous application DC/25/0446 was granted consent on 13 February 2026. This permission was for:

Demolition of 2no. agricultural buildings and the erection of 3no. dwellings.

Consent is sought to discharge the details reserved by condition(s): 3; 4; 5; 6, and Biodiversity Net Gain Condition.

Condition 3:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority: -*

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period. Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of near-by occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015)..

Details have been submitted in relation to the above condition, in the form of a site set up plan and accompanying planning conditions report. Included within this report are details regarding loading / unloading, site office details, wheel washing, stripped topsoil details and dust suppression details. The detail is clear and acceptable. It is therefore considered that the requirements of the condition have been satisfied, and it is recommended that condition 3 be discharged.

Condition 4:

Pre-Commencement Condition*: No development other than demolition shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

HDC Drainage have reviewed the Surface and Foul Water Drainage Technical Note dated 9th September 2026 and commented No Objection. The technical note determined that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) policies 35 and 38. It is therefore considered that condition 4 can be discharged.

Condition 5:

Pre-Commencement Condition*: No development other than demolition shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

a) A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptor*
- *Potentially unacceptable risks arising from contamination at the site.*

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, con-trolled 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).

On 09 June 2026, Environmental Health inspected the accompanying documents of ground contamination reports and planning statements. Environmental Health were mostly satisfied with the detail provided however noted within covering letter that “All ACMs will be removed by a licensed asbestos contractor prior to general demolition works and in full compliance with the Control of Asbestos Regulations 2012. Where notifiable to the Health and Safety Executive, notifications will be made in the required timeframe. The removal methodology will be included within the Construction

Management arrangements". Environmental Health recommended that condition 5 could not be discharged in its entirety until consignment notes for asbestos containing materials are provided as in line part (d)

Further detail was submitted to the Council on 20 August 2026. This included photographs, consignment note and receipt ticket. This was viewed again by Environmental Health who were satisfied with the detail included and conditioned 5 could be discharged.

Condition 6:

Pre-Commencement (Slab Level) Condition*: No new-build development above ground floor slab level shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings has been submitted to and approved by the Local Planning Authority in writing. All materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Details have been submitted for the materials via a materials sheet. This includes details on material choices for doors, windows, walls and roofs as well as samples of finishes. These material choices are considered acceptable and it is recommended that condition 6 be discharged.

Biodiversity Net Gain:

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Details have been submitted under this discharge of condition application relating to satisfying the requirements of biodiversity net gain. This include a biodiversity enhancement strategy and a completed biodiversity metric. This shows a 51% net gain in biodiversity and is consistent with the metric submitted under application DC/25/0446.

Recommendation: Application Permitted

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/26/0122
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Draft Technical Note - HIGH BARN FARM - ADDENDUM	31066TN1 1	16.04.2026

Supporting Docs	Asbestos Demolition Report	C-10078	16.04.2026
Supporting Docs	Biodiversity gain plan		16.04.2026
Supporting Statement	Covering Letter		16.04.2026
Supporting Docs	PHASE 1: DESKTOP STUDY AND PRELIMINARY RISK ASSESSMENT REPORT	YEX2150	16.04.2026
Supporting Docs	Final Phase II Site Investigation	31066R1	16.04.2026
Supporting Docs	Phase 1: Desktop Study & Risk Assessment - Appendices APPENDIX A: Proposed Redevelopment Plans	YE8281	16.04.2026
Supporting Docs	GEOTECHNICAL INVESTIGATION	YEX2150	16.04.2026
Plans	Site Services and Construction Site Setup	HB-09 1	16.04.2026
Plans	Proposed Site Drainage	HB-12	16.04.2026
Supporting Docs	Biodiversdity Enhancement Strategy	6742	16.04.2026
Supporting Docs	Biodiversity Impact Calculation	P6714	16.04.2026
Supporting Docs	Statutory Biodiversity Metric	v1	16.04.2026
Supporting Docs	NFA-070-HB-MS-01 - Schedule of Materials Finishes and Colours		14.09.2026
Supporting Docs	Surface and Foul Water Drainage Technical Note: 97708-Jolliff-CraysBrn		14.09.2026
Supporting Docs	ASBESTOS CONSIGNMENT NOTE		20.08.2026

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 13/10/2026

Authorising Officer sign/initial RHERMITAGE Date: 19.10.2026