



**Horsham
District
Council**

Miss Jessica Meed
Sweet Meadow
Sanctuary Lane
Storrington
West Sussex
RH20 3JD

Our ref: DISC/26/0238
Your ref: Land North Of West Wantley
Barn Fryern Road Storrington
West Sussex RH204BJ
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 24th September 2026

Dear Sir/Madam,

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

**Approval of details reserved by conditions 3,4 and 5a) and b) to approved application
DC/26/0357**

Land North of West Wantley Barn Fryern Road Storrington West Sussex

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

3. **Pre-Commencement Condition:** No development 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).

Date of approval - 24th September 2026

4. **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., April 2026) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 24th September 2026

5. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the local planning authority:

- a) An intrusive site investigation scheme 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.
- b) Full details of the remediation measures required and how they are to be undertaken based on the results of an intrusive site investigation and an options appraisal.
- c) ~~A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (a) 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, 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).

Date of approval - 24th September 2026

NOTE TO APPLICANT

The applicant is advised that a further approval of details application will be required in respect of Condition 5 c), once it is confirmed that the groundworks have been completed, and no contamination was identified. This should be completed prior to the first occupation of the development.

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 Statement	Response to HDC Drainage Consultation by Arbtech	ARB-44028094-DDS-01	24.09.2026
Supporting Statement	Detailed Drainage Strategy	_1001 Revision B	24.09.2026
Supporting Statement	Construction Details	_1002	24.09.2026
Supporting Statement	Construction Details	_1003 Revision A	24.09.2026
Supporting Statement	Contamination Risk Assessment	NONE	27.07.2026
Supporting Statement	Ecological Enhancement Plan by	NONE	27.07.2026

	Arbtech dated 01.06.2026		
Supporting Statement	Detailed Drainage Strategy by Arbtech dated July 2026	ARB-44028094-DDS-01	27.07.2026
Supporting Statement	BRE 365 Soakaway Infiltration Test Record	NONE	27.07.2026

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