Horsham District Council

Mr Angus Morrison
New Form Architecture
5 The Cairns
Charlestown
Dunfermline
KY11 3EP

Our ref:	DISC/26/0122
Your ref:	NFA-070 - High Barn, Crays Lane Discharge of Conditions 3,4 & 5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215180
If Calling Please ask for:	Jacques Burrowes
Date:	19th October 2026

Dear Sir/Madam,

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

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

Crays Barn Crays Lane Goose Green West Sussex

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

BNG. 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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

Date of approval - 19th October 2026

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).

Date of approval - 19th October 2026

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).

Date of approval - 19th October 2026

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 receptors
- 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).

Date of approval - 19th October 2026

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).

Date of approval - 19th October 2026

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 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
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

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