DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0372
Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4(a), 5, 6, 8 and 9 to approved application DC/23/2018.

RELEVANT PLANNING HISTORY:

DC/23/2018	Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) to provide for the installation of two additional doors on the courtyard elevations.	Application Permitted on 23.01.2024

PLANNING ASSESSMENT
Planning Application DC/23/2018 was granted consent on 23.01.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) to provide for the installation of two additional doors on the courtyard elevations.

Consent is sought to discharge the details reserved by conditions 3, 4(a), 5, 6, 8 and 9: -

Condition 3:
Pre-Commencement Condition*: The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:*

i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities
iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
iv. Details regarding parking or site operatives and visitors, deliveries, and storage;
v. The method of access to and from the construction site
vi. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination
vii. Locations and details for the provision of wheel washing facilities and dust suppression facilities

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The submission includes a plan and statement which sets out the details required by the above condition. The nature of the approved development and the approach set out in the submitted details is considered sufficient to minimise the potential impacts on neighbouring amenity and highway safety. The submitted details are therefore considered acceptable.

Condition 4(a):
***Pre-Commencement Condition**: No development 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) - (c) 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 a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

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).

The Council's Environmental Health Team has reviewed the submitted assessment and has raised no objection to part (a) of the above condition being discharged. The Desktop Study recommends a limited intrusive site investigation be undertaken prior to the commencement of development, and this would be required under the remaining parts of the condition. The applicant is advised of this by way of a condition.

Condition 5:
***Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A Tree Survey & Report has been submitted and includes mitigations which include a tree protection barrier to form an exclusion zone to separate the development from the trees. The methodology and approach set out in this report is considered acceptable and would meet the requirements of the above condition.

Condition 6:
Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and 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).

The external materials would be roller shutters in anthracite, and the external walls would be composite panels in olive green. This palette is considered suitable for the approved development and the locality, with the submitted details therefore acceptable.

Condition 8:
Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting*
- *size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of the management and maintenance of the landscaping within the site*
- *Boundary details*
- *External levels*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

The approved external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No external lighting shall be installed without the prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to protect neighbouring amenity in accordance with Policies 31 and 33 of the HDPF.

A Landscape has been included as part of the submission and details the specifications of the planning, including species, where the planting is located, area and hardstanding materials. The approach to soft and hard landscaping across the site is considered appropriate to the nature of the development and the character of the area, with the details therefore acceptable.

Condition 9:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Landscaping plan includes detail for the refuse and recycling provision towards the northern part of the site. This location and the nature / extent of the provision is considered acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that a further approval of details application will be required in respect of condition 4 (b) & (c). This submission should include information to demonstrate the intrusive site investigation recommended as part of condition 4(a) has been undertaken and the results reflected in any necessary ensuing remediation strategy.

Plans list for: DISC/25/0372
(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	Condition 3, 6, 8 & 9	NONE	24.11.2025
Supporting Docs	Tree Survey & Report	NONE	24.11.2025
Supporting Docs	Desktop Study Report	NONE	24.11.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 04.02.2026