



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0081

Land Parcel at 518445 111452, Kings Barn Lane, Steyning, West Sussex,

DESCRIPTION:

Approval of details reserved by condition 4 (contamination) to approved application DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283).

RELEVANT PLANNING HISTORY:

DC/21/2233	Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.	Application Permitted on 29.11.2024
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/21/2233 was granted consent on 29 November 2024. This permission was for the following:

Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-commencement Condition: The development hereby permitted shall not 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) An intrusive site investigation, based on the findings and recommendations of the ASL Desk Study Report, 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 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 applicant has submitted details of the ground investigation at the site (September 2021) and a Geoenvironmental Assessment (March 2026), as well as discussed concerns directly with the Council's Environmental Health Officer related to sampling frequency across the site. The submitted documents have been reviewed by the Council's Environmental Health Officer and they are satisfied that Condition 4 can be discharged.

The details submitted pursuant to the condition have therefore been satisfied.

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/26/0081

(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 Statement	Geoenvironmental assessment Final by Merebrook Consulting	GEA-21949AH-25-544 REV B	10.03.2026
Supporting Statement	Covering letter	JC/Let/P2185ii	10.03.2026
Supporting Statement	Ground investigation by asl September 2021	288-20-087-10R1	10.03.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 17-04-2026

Authorising Officer sign/initial Matthew Porter Date: 17-04-2026