Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0263
Former Arun Feeds, Arun Mills, Sincox Lane, Shipley, West Sussex, RH13 8PT,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3,4,6 and 7 to approved application DC/23/2278

RELEVANT PLANNING HISTORY:

DC/23/2278	Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping	Application Permitted on 16.04.2024

PLANNING ASSESSMENT

Planning Application DC/23/2278 was granted consent on 16.04.2024. This permission was for the following:

Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping

Consent is sought to discharge the details reserved by conditions 3, 4, 6, and 7: -

Condition 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).

The Applicant has submitted a Drainage Statement, reference MT/6129/DS.2 by Bellamy Roberts dated 09.10.2024. This submission outlines the drainage strategy relating to surface water and foul water drainage and includes discharge rates and related drainage plans. The details are considered satisfactory with the matter also dealt with under Building Regulations. The requirements of the condition have therefore been satisfied.

Condition 4:

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) - (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, 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 a Phase I Desk Study reference GWPR5835/DS/October 2024 by Ground & Water Geotechnical and Environmental Consultants and a Phase II Site Investigation Report reference GWPR6091/SIR/September 2025 v3.01. A Remediation Method Statement Report reference GWPR6631/RMS/September 2025 v2.01 has also been submitted.

Following consultation with the Council's Environmental Health Team, several amendments to the documents were requested and have been subsequently received. The updated submission is considered sufficient to address condition 4 (a), (b), and (c). The requirements of the condition have therefore been satisfied.

The Council's Environmental Health Team is satisfied that the submitted report satisfies the condition, though only parts (a) – (c). Accordingly, it has been recommended that (d) is not discharged. The submitted detail does not inhibit the remaining part of the condition being discharged, though part cannot be fully discharged, nor the permission being commenced. An informative is recommended to inform the applicant of the need to provide further details is respect of part (d) of the condition at a later date. The submitted details are though considered acceptable in respect of condition 4 (a), (b) and (c).

Condition 6:

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.*

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

ii. 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 nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Construction Management Plan dated October 2024 showing the areas for wheel washing, materials and storage, loading and unloading, and site office/welfare facilities.

Following consultation with WSCC Highways, no objection has been raised to the details submitted. The requirements of the condition have been satisfied.

Condition 7:

Pre-Commencement Condition*: No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted an External Landscape Lighting Design Report Rev A by Landmark.

Following consultation with the Council's Ecology Consultant, the details submitted are considered acceptable. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that Condition 4(d) will require the submission of further details for the approval of the Local Planning Authority at a later date.

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/24/0263

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Construction Management Plan (Oct 24)		16.10.2024
Supporting Docs	Drainage Statement by Highways Transportation & Infrastructure Consultants dated 27.11.2024		28.11.2024
Supporting Docs	Phase I Desk Study by Ground & Water Geotechnical and Environmental Consultants	GWPR5834/DS/October 2024	16.10.2024
Supporting Docs	Phase II Site Investigation Report by Ground & Water Geotechnical and Environmental Consultants	GWPR6631/SIR/September 2025 v3.01	02.09.2025
Supporting Docs	External Landscape Lighting Design Report by Landmark		16.10.2024

Plans	External Lighting Layout Isoline Plots	Rev A	16.10.2024
Supporting Docs	Remediation Method Statement Report by Ground & Water Geotechnical and Environmental Consultants	GWPR6631/RMS/ September 2025 v2.01	02.09.2025
Supporting Docs	Additional Drainage Information provided by Highway Transportation & Infrastructure Consultants dated 21.01.2025	MT/6129	23.01.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 16.10.2025

Authorising Officer sign/initial RHERMITAGE Date: 28.10.2025