



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0238

Land North of West Wantley Barn, Fryern Road, Storrington, West Sussex, RH20 4BJ

DESCRIPTION:

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

RELEVANT PLANNING HISTORY:

DC/26/0357	Conversion, change of use and alterations and extensions to existing building to form 1no. detached self-build dwelling and associated works.	Application Permitted on 01.05.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0357 was granted consent on 01.05.2026. This permission was for the following:

Conversion, change of use and alterations and extensions to existing building to form 1no. detached self-build dwelling and associated works.

Consent is sought to discharge the details reserved by conditions 3, 4 and 5.

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 submitted a detailed drainage strategy and construction details. HDC Drainage initially requested more information and following the submission of more details, were satisfied with the amendments made to the drainage strategy. HDC Drainage also noted that the applicant provided confirmation of ownership of the ditch including where the outfall is proposed and photos, no objections were raised. The requirements of the condition have been satisfied.

Condition 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).

The Applicant submitted an Ecological Enhancement Plan to support the discharge of Condition 4. The Ecological Enhancements included the provision of bat boxes, bird boxes and hedgehog houses, these should be implemented in full. Ecology reviewed the report and were satisfied that the submitted information includes the detail required by this condition. The requirements of the condition have been satisfied.

Condition 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).

The Applicant submitted a Contamination Risk Assessment to support the discharge of Condition 5. The Assessment identified the presence of free asbestos fibres in the site soils and appropriate remediation works are proposed and will need to be implemented. Environmental Health recommended that only parts a) and b) of Condition 5 are discharged, with part c) discharged at a later date. It is considered that this condition can be partially discharged, with only parts a) and b) discharged.

Recommendation: Application Permitted

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.

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/26/0238Schedule of plans/documents **approved:**

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 Arbtech dated 01.06.2026	NONE	27.07.2026
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

DELEGATEDCase Officer sign/initial Bethan Tinning Date: 24.09.2026Authorising Officer sign/initial Tamara Dale Date: 24.09.2026