



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DISC/26/0067

Wappingthorn Lodge , Horsham Road, Steyning, West Sussex, BN44 3AA

### **DESCRIPTION:**

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 to approved application DC/25/1002

### **RELEVANT PLANNING HISTORY:**

|            |                                                                            |                                     |
|------------|----------------------------------------------------------------------------|-------------------------------------|
| DC/25/1002 | Demolition of existing buildings, and construction of a detached dwelling. | Application Permitted on 04.12.2025 |
|------------|----------------------------------------------------------------------------|-------------------------------------|

### **PLANNING ASSESSMENT**

Planning Application DC/25/1002 was granted consent on 04.12.2025. This permission was for the following:

#### **Demolition of existing buildings, and construction of a detached dwelling**

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 7: -

#### **Condition 3:**

***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) *The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.*
- (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 development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.*

The Council's Environmental Health Team have assessed the Environmental Assessment Services Ltd Preliminary Contamination Risk Assessment (dated February 2026) and have raised a number of concerns, stating: -

- The level of detail in the majority of the report is welcomed but note in Table 8.1 'Potential Pollutant Linkages' that 'minimal contamination risk' is stated as the potential source of contamination. In the context of preliminary risk assessment 'minimal risk' cannot be stated as a potential source of contamination.
- Whilst a generic risk assessment matrix has been provided in Table 9.1, which is welcomed, tests for probability and consequence have not been applied to the preliminary risk assessment (Table 8.1).
- Note that 'x' has been provided in the risk column, depending on the outcome of the risk assessment this should be replaced with very low, low, medium etc.
- From reviewing the photos in the report and from undertaking a site visit appreciate that there are no obvious significant sources of contamination on the site. However, made soils associated with agricultural outbuildings such as this can however be a source of contamination. Some sampling of soils in areas of the site that will become soft landscaping / garden areas is therefore required.

On the basis of the above omissions the submitted assessment is not acceptable at the present time.

#### **Condition 4:**

**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.*

The following documents have been submitted and reviewed by the Council's Drainage Officer: -

- Discharge of condition application (n.j.a town planning ltd., Reference: 21/345, 25/02/2026)
- SuDS and Drainage Report (cgs civils, Reference: C2070, 20/02/2026)
- Drainage Design Sheet 1 (cgs civils, C2070 101, 02/2026)
- Drainage Design Sheet 2 (cgs civils, C2070 102, 02/2026)
- Impermeable Areas Plan (cgs civils, C2070 401, 02/2026)
- Application Form (PP-14674773, 26/02/2026)

The Council's Drainage Officer has advised that further information is required to ensure an acceptable scheme, including: -

- The applicant should be required to install a non-return valve at the manhole where the proposed surface water and treated foul water connect to prevent any surcharge from the outfall to the pond going back into the foul water treatment unit
- The applicant should be required to assess surcharging from the pond ensuring that the additional flows from the development into the pond do not increase flood risk to the property to the south.

In the absence of the above the submitted details are not considered acceptable at the present time.

**Condition 5:**

**Pre-Commencement (Slab Level) Condition:** *No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following: - Purpose and conservation objectives for the proposed enhancement measures; - detailed designs to achieve stated objectives; - locations of proposed enhancement measures by appropriate maps and plans; - persons responsible for implementing the enhancement measures; - details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.*

The applicant has submitted a Biodiversity Enhancement Strategy prepared by Arun Ecology Ltd (February 2026). The Strategy sets out a range of ecological enhancements including the provision of bat, bird and insect boxes, together with native shrub planting. The document identifies the purpose of these measures and their intended biodiversity benefits, including the provision of roosting, nesting and foraging opportunities for protected and priority species.

The submission includes sufficient detail in respect of the specification and siting of the proposed enhancements, including height, aspect and indicative locations. The location of the measures is shown on Figure 1 accompanying the report, which is considered adequate to demonstrate how the enhancements will be incorporated within the site. The submitted details are therefore considered acceptable.

**Condition 7:**

**Pre-Occupation Condition:** *The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 3 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3, unless otherwise agreed in writing by the Local Planning Authority.*

The above condition is pre-occupation and dependent on the outcome of the abovementioned site investigation in condition 3. It is considered that given the concerns raised as part of the remediation scheme under condition 3 the corresponding verification scheme can similarly not be approved.

**Recommendation: Split Decision**

**Approve** the details pursuant to condition 5

**Refuse** the details pursuant to conditions 3, 4 and 7 for the following reasons: -

**Conditions 3 and 7**

- Further detail is required in relation to the Preliminary Risk Assessment, including tests for probability and consequence, and in relation to sampling of soils in areas of the site which have potential to become soft landscaping.

**Condition 4**

- Further detail is required to demonstrate that additional flows from the development to the pond do not increase flood risk to the property to the south, and that any surcharge from the outfall would not go back into the foul water treatment unit.
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**Plans list for: DISC/26/0067**Schedule of plans/documents **approved**:

| Plan Type       | Description                       | Drawing Number    | Received Date |
|-----------------|-----------------------------------|-------------------|---------------|
| Supporting Docs | Biodiversity Enhancement Strategy | C-NJA-096-001-001 | 26.02.2026    |

Schedule of plans/documents **not approved**:

| Plan Type       | Description                               | Drawing Number | Received Date |
|-----------------|-------------------------------------------|----------------|---------------|
| Supporting Docs | Preliminary Contamination Risk Assessment |                | 26.02.2026    |
| Plans           | DRAINAGE DESIGN SHEET 2                   | C2070 P 102 1  | 26.02.2026    |
| Supporting Docs | SuDS & Drainage Report                    | C2070 1        | 26.02.2026    |
| Plans           | DRAINAGE DESIGN SHEET 1                   | C2070 P 101 1  | 26.02.2026    |
| Plans           | CONSTRUCTION DETAILS                      | C2070 P 301 1  | 26.02.2026    |
| Plans           | IMPERMEABLE AREAS PLAN                    | C2070 P 401 1  | 26.02.2026    |

**DELEGATED**Case Officer sign/initial Daniel Holmes Date: 20/04/2026Authorising Officer sign/initial Guy Everest Date: 24.04.2026