



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0016

Copped Hall Farm, Okehurst Lane, Billingshurst, West Sussex, RH14 9HR

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/19/1257.

RELEVANT PLANNING HISTORY:

DC/19/1257	Conversion of existing outbuilding to a single storey detached dwelling with the removal of existing lea-to to rear.	Application Refused on 16.08.2019 ALLOWED ON APPEAL
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PLANNING ASSESSMENT

Planning Application DC/19/1257 was allowed at appeal on 15.07.2020. This permission was for the following:

Conversion of existing outbuilding to a single storey detached dwelling with the removal of existing lea-to to rear.

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

Condition 3:

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 submission included details of the installed package treatment plant. Following consultation with the Council's Drainage Engineer: the submitted detail was considered satisfactory to serve the development. The submitted detail is therefore sufficient pursuant to condition 3.

Condition 4:

No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been

previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority within 15 days of the report being completed and approved in writing by the Local Planning Authority

The submission included a detailed remediation verification sampling report. Following consultation with the Council's Environmental Officers, the submitted detail was considered satisfactory. The submitted detail is therefore sufficient pursuant to condition 4.

Recommendation: Application Permitted

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/26/0016

(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	Percolatin Test Results Hole 1		23.03.2026
Supporting Docs	Flood Risk Summary		23.03.2026
Supporting Docs	Clenviron Performance Certificate		23.03.2026
Details plan	Clenviro Treatment Plant drawing		23.03.2026
Supporting Docs	Clenviron Treatment Plant Manual		23.03.2026
Details plan	Foul Drainage Plan	575 02 A	23.03.2026
Supporting Docs	Old Copped Hall Dairy Drainage Survey Record		23.03.2026
Details plan	Proposed Drainage Plan	575 02 A	23.03.2026
Supporting Docs	Percolation Test Results hole 2		23.03.2026
Supporting Docs	Drainage Plan		16.01.2026
Supporting Docs	Final certificate		16.01.2026
Supporting Docs	Clearance of Conditions 3 and 4 on Approval DC/19/1257 - Copped Hall Old Dairy		16.01.2026
Supporting Docs	REMEDIATION VERIFICATION SAMPLING REPORT		16.01.2026

DELEGATED

Authorising Officer sign/initial RHERMITAGE

Date: 06.05.2026