



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0274

Pemberley, Copsale Road, Maplehurst, West Sussex, RH13 6QY

DESCRIPTION:

Application for Approval of Details Reserved by Condition 1 to approved application DC/26/0279.

RELEVANT PLANNING HISTORY:

DC/26/0279	Prior Notification for Change of Use of part of an Agricultural Building to 1no. dwellinghouse (C3 Use Class).	Allowed on Appeal 23.07.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0279 was granted consent on 23 July 2026. This permission was for the following:

Prior Notification for Change of Use of part of an Agricultural Building to 1no. dwellinghouse (C3 Use Class).

Consent is sought to discharge the details reserved by condition 1: -

No development shall commence until the following components of a scheme to deal with the risks associated with 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 of the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site and, unless otherwise agreed in writing by the local planning authority,*
- 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 completed 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 the components must be agreed with the local planning authority.*

The application is accompanied by Preliminary Risk Assessment which does not identify any potential risk from ground contamination at the site. The Council's Environmental Health Team has raised no concerns with the methodology or findings of the assessment, but has recommended that the condition is not fully discharged until all site works are complete and it is confirmed in writing to the LPA that no unsuspected contamination has been found.

This is not though considered necessary. The assessment does not identify any risk and recommends a discovery strategy is employed, to ensure where any previously unsuspected contamination is encountered that appropriate remediation is implemented. This provides sufficient safeguards to ensure the site is safely developed, with this responsibility resting with the developer. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0274

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Preliminary Risk Assessment	NONE	14.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.09.2026

Authorising Officer sign/initial Guy Everest Date: 05.10.2026