



Miss Rebecca Wedekind
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Steyning
Select State
BN44 3HR

Our ref: DISC/26/0274
Your ref: Pemberley ? Discharge of
Contamination Condition
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 5th October 2026

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

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

Pemberley Copsale Road Maplehurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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.

Date of approval - 5th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

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

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control