



Applications & Appeals Services
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FAO Head of Planning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 21/345

25 February 2026

DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

LPA Ref: DC/25/1002
Applicant Mr & Mrs L Warner
Proposal: Discharge of Condition 3 (Contamination), 4 (Drainage), & 5 (Biodiversity Enhancement Strategy) of planning application DC/25/1002 for Demolition of existing buildings, and construction of a detached dwelling
Site: Wappingthorn Lodge, Horsham Road, Steyning, West Sussex

Please accept this Discharge of Condition Application to Discharge Conditions 3, 4, & 5 (a copy of the decision is submitted with the application for ease of reference).

(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.

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).

- (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.*

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).

- (5) ***Pre-Commencement (Slab Level) Condition:*** *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.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

In respect of Condition 3, the attached document 'CON 3 - Wappingthorn Lodge - PCRA CP' as prepared by EAS Ltd provides comprehensive details submitted in full discharge of this condition.

In respect of Condition 4, the attached documents as prepared by CGS Civils provide comprehensive details submitted in full discharge of this condition.

- CON 4 - C2070 Drainage Report
- CON 4 - C2070_101_1_Drainage Design Sheet 1
- CON 4 - 2070_102_1_Drainage Design Sheet 2

- CON 4 - C2070_301_1_Construction Details
- CON 4 - C2070_401_1_Impermeable Areas Plan

In respect of Condition 5, the attached document 'CON 5 - C-NJA-096-001-001 BES Report' as prepared by Arun Ecology provides comprehensive details submitted in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application, but should you have any queries please do not hesitate to contact me.

Yours faithfully



Nikolas J. Antoniou
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Chartered Town Planner
For and on behalf of NJA Town Planning Limited