



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0190

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

DESCRIPTION:

Approval of details reserved by condition 3 and 4 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
DISC/26/0067	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 7 to approved application DC/25/1002	Split Decision on 24.04.2026

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 and 4:

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.

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).

The applicant has submitted a Contamination Risk Assessment complied by EAS Ltd, in support of satisfying the above condition. The Council's Environmental Health Team have been consulted, who raised a number of issues with the initial Assessment. Following submission of the revised Contamination Risk Assessment, the ENVH Team are satisfied that the revisions made address the previous concerns and that this condition can be discharged. The requirements of the condition have been satisfied.

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.*

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).

The applicant has submitted a SuDS and Drainage Report, Construction Details, Drainage Design Sheets and an Impermeable Areas Plan in support for satisfying the above condition. The Council's Drainage Team have been consulted, who requested further details to confirm the proposed drainage strategy meets the requirements at both national and local policy. Following submission of these revised/further details, the Drainage Team have confirmed they raise 'No Objection'. The requirements of the condition have been satisfied.

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/26/0190

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Construction Details	301 1	18.06.2026
Plans	Drainage Design Sheet 2	102 1	18.06.2026
Plans	Impermeable Areas Plan	401 1	18.06.2026
Supporting Docs	Contamination Risk Assessment	Revised August 2026	09.09.2026
Supporting Docs	Environmental Consult Addendum Letter		09.09.2026

Plans	Drainage Design Sheet 1	101 3	29.07.2026
Supporting Docs	SuDS and Drainage Report	C2070 2	29.07.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 24/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 25/09/2026