



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0269

Land Parcel North East of, Drovers Lane, Pulborough, West Sussex,

DESCRIPTION:

Approval of details reserved by condition 10 (Acoustics, Ventilation and Overheating Assessment) to approved application DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for demotion of existing structures and site redevelopment with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure).

RELEVANT PLANNING HISTORY:

DC/21/2321	Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure	Application Permitted on 07.07.2023
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PLANNING ASSESSMENT

Planning Application DC/21/2321 was granted consent on the 7th of July 2023. This permission was for the following:

Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure

Consent is sought to discharge the details reserved by condition 10 (Acoustics, Ventilation and Overheating Assessment)

Condition 10 (Acoustics, Ventilation and Overheating Assessment):

Pre-Commencement Condition: No development shall commence until an Acoustics, Ventilation and Overheating Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with the guidance presented in the Association of Noise Consultants (ANC) and Institute of Acoustics (IoA) 'Acoustics, Ventilation and Overheating Guide' (AVO Guide). The report should identify the predicted noise impacts (i.e. level and duration) in habitable rooms during the 'overheating condition' as defined in the AVO Guide and, where necessary, provide details of proposed mitigation measures. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and health impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Environmental Health (EHO) Team have been consulted on the application. The EHO Officer has confirmed that whilst historic monitoring results have been used (surveys 2016 and 2022) to inform computer noise modelling, a method not normally accepted, the main contributor to the noise climate in this instance is railway noise. The railway noise is not considered by the EHO to have

The details pursuant to the condition are therefore acceptable.