PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/25/0523
Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.

Land North of East Street, Rusper, West Sussex

RESOLVED:
At its meeting on 16th December 2025, Planning Committee resolved to approve full planning permission subject to appropriate conditions and subject to the completion of the necessary section 106 agreement within four months of the decision of this Committee, or such longer period as is agreed by the Director of Place acting reasonably and properly.

Since the committee resolution to approve subject in December 2024 the section 106 legal agreement has now been completed securing the following:

- Biodiversity Net Gain (BNG)
- Affordable Housing
- Affordable Housing Contribution of £23,358
- Highway Works (TRO)

Amendments have additionally been made to the wording of conditions 6, 15 and 23. These amendments have been made in consultation with the applicant to ensure appropriate triggers and to ensure future retention and maintenance of the proposed culverted system. It is considered that these variations provide an appropriate degree of flexibility, are minor in nature, and would not require the proposal's reconsideration at planning committee.

Condition 6 has been amended to require discharge prior to slab level, as pose to prior to commencement. This condition has also been amended to only require specifications of mechanical ventilation in the event that such ventilation is found to be required. *Condition 6 would read as follows:*

> ***Pre- Commencement (slab level) Condition:*** *Prior to development above ground floor slab level a residential noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall take account of aircraft noise and shall set out a scheme of acoustic attenuation and ventilation sufficient to maintain thermal comfort and avoid overheating.*
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> *Any mechanical ventilation (if required) shall be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the*

habitable room standards as detailed in BS8233:2014 [and appropriate consideration of LAmax]. The dwellings shall be constructed in accordance with the approved details and the acoustic and ventilation measures shall be retained to an equivalent and/or superior standard thereafter."

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 15 has been amended to require details of remediation measures only in the event such measures are found to be requires as per condition 9. Condition 15 would read as follows:

Pre-Occupation Condition: *: In the event remediation measures are require as per condition 9, the development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 9(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 9(b), unless otherwise agreed in writing by 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).

Condition 23 has been amended to allow the culverted system to be appropriately diverted to facilitate development in accordance with approved plans. Condition 23 would read as follows:

Regulatory Condition: *The development herby permitted shall be carried out in strict accordance with the approved plans and drawings as provided in the Flood Risk Assessment and Drainage Strategy dated 12/02/2025 (Revision B) and Technical Note TN03 – RFI Response to LLFA – 21st May 2025. The existing surface water sewer crossing the site shall be retained and repaired OR appropriately diverted through the development up to the site boundary line in both directions and shall be maintained thereafter.*

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and local planning policy 38 in the Horsham District Planning Framework

Permission can now be granted.

Case Officer: Sam Whitehouse	**Date:** 02/02/2026
Authorising Officer: J Hawkes	**Date:** 03.02.2026