Horsham District Council

Mr Simon Wrigley
Laura House Developments Ltd
Laura House
Units 9 and 10 Jengers Mead
Bracken Lane
Pulborough
Billingshurst
West Sussex
RH14 9NZ

Our ref: DISC/25/0090
Your ref: Discharge of conditions- Laura House
Email: planning@horsham.gov.uk
Direct Line: 01403 215632
If Calling Please ask for: Joshua Lee
Date: 27th May 2025

Dear Sir/Madam,

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

Approval of details reserved by conditions 1 and 2 to approved application DC/25/0019.

Laura House, Units 9 And 10 Jengers Mead Billingshurst West Sussex

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

1. **Pre-Occupation Condition**: Prior to the occupation of the dwelling, a scheme for sound attenuation against external noise shall be submitted to an approved by the Local Planning Authority. The scheme shall have regards to the conclusions in the Noise Exposure Assessment Report 17087-NEA-01 submitted to the Department on 7 January 2025 (prepared on 22 October 2021 by Falcon Energy Limited for Unit 12 Laura House, Jengers Mead, Billingshurst, RH14 9NZ). The approved sound attenuation works shall be completed before the dwellings/units are occupied and be retained 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).

Date of approval - 27th May 2025

2. **Pre-Occupation Condition**: All confirmed or suspected asbestos containing materials shall be removed by an appropriately licensed and competent contractor, and a written report detailing these removal works shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the first dwelling. The report shall include details of validation measures undertaken to ensure that all areas where works have been undertaken are free from asbestos.

Reason: To ensure that no unacceptable risks are caused to humans 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).

Date of approval - 27th May 2025

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	Certificate for Identification of Asbestos Fibres (Scopes Asbestos Analysis Services Ltd., 14/03/2025)	SCO/25/5105	19.03.2025
Supporting Statement		NONE	19.03.2025

Notes to Applicant:

- The applicant is reminded that the dwellings approved must not be first occupied until the sound attenuation measures approved under Condition 1 (above) have been implemented in full. The measures must be retained in accordance with the agreed details thereafter.

- The applicant is advised that conditions 3 and 4 do not require the approval of further details. The requirements of these conditions must though be met in full.

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