



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0031

Millfields Farm, Horsham Road, Rusper, West Sussex, RH12 4PR

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 & 10 to approved application DC/24/0699

RELEVANT PLANNING HISTORY:

DC/24/0699	Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works.	Application Permitted on 07.05.2025
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CONSULTATION RESPONSE:

HDC Environmental Health: *I'm happy with the information provided and certain parts a) b) and c) can be discharged. I would hold of discharge on the condition in full until we have the validation report if we can.*

The information provided with respect to noise and overheating is satisfactory and condition 10 can be discharged.

PLANNING ASSESSMENT

Planning Application DC/24/0699 was granted consent on 07 May 2025. This permission was for the following:

Demolition of existing structures and erection of 43no. dwellings (Use Class C3), creation of a new access and provision of public open space, alongside associated landscaping and other works.

Consent is sought to discharge the details reserved by conditions 4 & 10.

Condition 4:

Pre-Commencement Condition: With the exception of works of demolition, 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 post demolition investigation of ground underlying existing building footprints based on the recommendations of the Geo-Environmental Assessment (Idom, ref: GEA-22623-23-402, dated April 2024), to provide an understanding of contamination risk and any necessary remediation measures;
- Full details of site-wide remediation measures and how these measures are to be undertaken based on the results of the Geo-Environmental Assessment (Idom, ref: GEA-22623-23-402, dated April 2024) and post demolition investigation.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. 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 appropriately addressed in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

HDC Environmental Health were consulted as part of this application and advised that sufficient information has been provided to discharge parts a) b) and c). Whilst the EH officer has requested a copy of the validation report before fully discharging the condition, this is not a requirement of the wording of condition which asks for the verification plan only. As this has been provided, the condition has been met in full.

The requirements of the condition have been satisfied.

Condition 10:

Pre-Commencement (Slab Level) Condition: Prior to the commencement of development above ground floor slab level a scheme of acoustic attenuation and ventilation sufficient to maintain thermal comfort and avoid overheating shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted to the Authority shall have regard to the recommendations of the Residential Noise Impact Assessment (Sweco UK Limited, ref: 65211517 C04, dated 30.04.2024) and shall be based on the CIBSE overheating position statement, demonstrate that the CIBSE TM59 methodology has been utilised and CIBSE TM49 modelling requirements suitably considered within any modelling. Any mechanical ventilation to be incorporated shall be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020, and shall include performance details and a glazing plan sufficient to achieve habitable room standards as detailed in BS8233:2015 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} values. The approved measures shall, thereafter, be implemented as approved and subsequently retained to an equivalent and/or superior standard.

Reason: To ensure that future occupiers are not exposed to unreasonable levels of acoustic disturbance and would otherwise benefit from sufficient internal ventilation without risk of overheating in accordance with Policies 24 and 32 of the Horsham District Planning Framework (2015).

HDC Environmental Health were consulted as part of this application and advised that the information provided with respect to noise and overheating is satisfactory.

The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0031

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Contamination Assessment & Updated Remediation Strategy	NONE	13.03.2026
Supporting Docs	Overheating Assessment	RP01-25360-R0	29.01.2026
Supporting Docs	Email correspondence	PO-STB-RSP-25-03	29.01.2026
Supporting Docs	Condition 10 Noise Assessment	BRD4518-OR1-A	29.01.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 07/04/2026

Authorising Officer sign/initial Adrian Smith Date: 07/04/2026