



**Horsham
District
Council**

Joe Brown
Stonebond Properties (Guildford) Limited
1 Bishops Wharf
Walnut Tree Close
Guildford
Surrey
GU1 4UP

Our ref: DISC/26/0031
Your ref: Millfield's Farm, Rusper
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 8th April 2026

Dear Sir/Madam,

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

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

Millfields Farm, Horsham Road, Rusper, West Sussex

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

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) 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;
 - (b) 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.
 - (c) 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).

Date of approval - 8th April 2026

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).

Date of approval - 8th April 2026

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	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

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