Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0278
Former Novartis Site, Parsonage Road, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 10 and 11 to approved application DC/25/0415

RELEVANT PLANNING HISTORY:

DC/25/0415	The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.	Application Permitted on 16.01.2026

PLANNING ASSESSMENT
Planning Application DC/25/0415 was granted consent on 16.01.2026. Consent is sought to discharge the details reserved by conditions 10 (air quality mitigation measures) and 11 (noise assessment).

Condition 10: ***Pre-Commencement Condition****: Other than works of site survey and investigations, notwithstanding the submitted details, no development shall hereby commence until a full detailed Air Quality Mitigation Measures Report has been submitted and approved by the Local Planning Authority. The report shall outline modelling and all mitigations measures stating how the measures will be delivered. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, as well as West Sussex County Council's 'Guidance on Parking at New Developments'. The measures shall be implemented in accordance with the approved details and be retained as such thereafter.*

Reason: To ensure the development provides appropriate and deliverable air quality mitigation measures in accordance with Policies 24 & 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted an Air Quality Mitigation Measures document. The document outlines measures including the provision of potentially 2 car club spaces and electric vehicle charging points. The strategy offers financial contributions for off-site works. However, financial contributions cannot be secured via a conditions application and must be secured through a legal agreement.

The Council's Air Quality Mitigation Officer has commented that the proposed measures are acceptable. However, the Officer has commented that, as financial contributions cannot be sought under this conditions application, additional measures should be sought within the travel plan. This aligns with the Highways Officer's comments, during the application, that there is the ability to revise and update the travel plan during the lifetime of the development. This is when the travel plan is reviewed. Therefore, when the travel plan is reviewed more challenging targets can be added to achieve a higher walking, cycling and public transport targets in line with the comments of the HDC Air Quality Officer. The requirements of the condition have therefore been satisfied.

Condition 11: ***Pre-Commencement Condition****: Other than works of site survey and investigations, no development shall commence until a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort for all dwellings shall be submitted to for approval in writing from the Local Planning Authority. Any mechanical ventilation shall then 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 including details*

of post construction validation measurements]. The dwellings shall be constructed in accordance with the approved details.

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).

To comply with the requirements of the condition, a Noise Assessment was submitted. The Council's Environmental Health Officer originally commented that the submitted acoustic and overheating reports demonstrate that the development can achieve acceptable internal noise conditions and compliance with the relevant overheating criteria. This is to be achieved by façade-specific restrictions on window opening and implementation of ventilation and solar-control measures. However, further information was required on the following points:

- The mechanical ventilation will comply with the ANC Acoustics, Ventilation and Overheating: Residential Design Guide 2020.
- Provide completed acoustic performance specifications and a detailed glazing/window schedule. The tables in Appendix D to the RBA report were blank.
- Confirm alignment between the acoustic window restrictions and the final overheating model.
- A detailed post-construction validation methodology.

Subsequently, additional information was submitted within a further Noise Mitigation and Ventilation Report. The Council's Environmental Health Officer then commented that the updated assessment was acceptable and that the requirements of the condition have 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/26/0278
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Air Quality Mitigation Measures		18.08.2026
Supporting Docs	ADO (Overheating) Noise Assessment - 17.08.2026		18.08.2026
Supporting Docs	ADO (Overheating) Noise Assessment - 21.10.2026		23.10.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 11.11.2026

Authorising Officer sign/initial	Adrian Smith	Date:	11/11/2026