



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0394

15 Fairfield Cottages, Cowfold, Horsham, West Sussex, RH13 8BL

DESCRIPTION:

Application for Approval of Details Reserved by Condition 14 (scheme of air quality mitigation) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping).

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025
DISC/25/0015	Application for Approval of Details Reserved by Condition 3 to approved application DC/22/2010	Application Permitted on 18.03.2025
DISC/25/0045	Application for Approval of Details Reserved by Condition 8 to approved application DC/22/2010	Application Permitted on 12.06.2025
DISC/25/0046	Application for Approval of Details Reserved by Condition 4, 5, 10, 11 and 17 to approved application DC/22/2010	Application Permitted on 02.05.2025
DISC/25/0047	Approval of details reserved by condition 15 (Water Neutrality) relating to DC/22/2010 (for the Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping).	Withdrawn Application on 22.04.2025
DISC/25/0048	Approval of details reserved by condition 7 to approved application DC/22/2010	Application Permitted on 18.03.2025
DISC/25/0155	Approval of details reserved by condition 8 to approved application DC/22/2010	Withdrawn Application on 01.07.2025
DISC/25/0216	Approval of details reserved by condition 9 (contamination) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works).	Application Permitted on 24.09.2025

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Environmental Health: No Objection

Environmental Health have reviewed the above report and we are satisfied that condition 14 can be formally discharged, as the PV panels are sufficient to mitigate the damage cost of emissions.

PLANNING ASSESSMENT

Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following:

Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by condition 14.

Condition 14:

Pre-Occupation Condition: Prior to the first occupation or use of any part of the development hereby permitted, a scheme of air quality mitigation shall have been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the damage cost calculation shown within the submitted Air Quality Assessment [by Phlorum, reference 11602(AQ) Rev 1, dated 15 September 2022], the Council's latest Air Quality & Emissions Reduction Guidance document, West Sussex County Council's latest 'Guidance on Parking at New Developments', and the most recent Building Regulations Approved Document S. The approved scheme of air quality mitigation shall be installed prior to first occupation of the development and shall thereafter remain as such. Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

The Environmental Health Officer has confirmed the condition can be discharged as the PV panels are an additional measure to the planning approval (as their delivery was not obliged by way of condition of the permission) and sufficient to mitigate the damage cost of emissions.

The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

Conditions:

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/25/0394

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

Schedule of plans/documents **approved:**

