Horsham District Council

Mr Charlie Allchurch
Lovell
Charlie Allchurch
Lovell, Suite B
Farnham Business Park
Farnham
HAMPSHIRE
GU9 8QT

Our ref:	DISC/26/0278
Your ref:	Former Novartis Site Phase 3 pre-commencement conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	11th November 2026

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 10 and 11 to approved application DC/25/0415

Former Novartis Site, Parsonage Road, Horsham, West Sussex

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

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).

Date of approval - 11th November 2026

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).

Date of approval - 11th November 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	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

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