Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0080
Land North of East Street, Rusper, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3,4,5,8,9,10,11 and 12 to approved application DC/25/0523.

RELEVANT PLANNING HISTORY:

DC/25/0523	Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.	Application Permitted on 03.02.2026

CONSULTATION RESPONSE

HDC Landscape Officer: No Objection

Comment 1 - 01/04/2026 [Summary]
No objection is raised to the discharging of conditions 3 and 4. More information is requested is requested in order to recommend the discharge of

Condition 12, as the air source heat pumps are not clearly indicated within proposals.

Further information is requested to discharge Condition 5

1. The combined services drawing has not been coordinated with the landscape proposals and thus we note areas of conflict with proposed trees. These plans must be coordinated and altered to ensure both strategies can be delivered, avoiding trees located within easement zones. Please note that the proposed trees are key to the general amenity of the development and serve as landscape mitigation to retain the wooded character of the area.

2. We note discrepancy between the combined services drawing and the drainage strategy approved under DC/25/0523. Clarification is requested.

3. As above, a constructed manhole is now proposed within the RPA of a mature oak, T55. This must be re-located outside the Tree Protection Fencing.

Comment 2 - 31/07/2026 [Summary]
In relation to condition 12, minor conflict remains adjacent to plots 9 and 1. Also 11No trees have been omitted and should be replaced.

Comment 2 – 06/10/2026 [Summary]
No Objection

HDC Environmental Health (Noise): No Objection
The Officer has reviewed the submitted noise report and is satisfied that condition 12 can be formally discharged.

HDC Environmental Health (Air Quality): Advice
Environmental Health have reviewed the Air Quality Assessment, dated June 2025 and we are satisfied that condition 10 can be formally discharged.

HDC Environmental Health (Land Contamination): Advice
Following initial comments requesting further information (dated 01/04/2026 and 23/06/2026) the applicant has submitted a Geo-Environmental Letter Report dated 15.07.26. The Environmental Health Officer's final comment (date 19/08/2026) outlines the letter is acceptable and condition 9 can be discharged.

The officer notes that Condition 15 remains relevant and cannot be discharged until the development is complete and a verification report has been formally submitted

WSCC Highways Authority: No Objection
WSCC as the highway authority has reviewed the site logistics plan and are satisfied this meets the requirements to discharge the condition. No objection.

Archaeology Consultant: No Objection
The applicants have submitted the results of an archaeological trial trench evaluation carried out by Archaeology South East. The work consisted of the excavation of six trial trenches excavated across the site. Two of the trenches contained archaeological features in the form of a small pit and a shallow ditch. Both were undated but the ditch was interpretated as a probable post medieval field boundary. These features are of low significance and so as it has been clearly demonstrated that the site does not contain significant archaeological remains, no further work is required and so the archaeological requirement under Condition 8 has been satisfied and so the condition can now be fully discharged.

PLANNING ASSESSMENT

Planning Application DC/25/0523 was granted consent on the 3rd February 2026. This permission was for the following:

Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.

Consent is sought to discharge details reserved by Condition 3 (CEMP), Condition 4 (Finished Floor Levels), Condition 5 (Underground services), Condition 8 (Archaeological Work), Condition 9 (Contamination), Condition 10 (Air Quality Assessment), Condition 11 (Foul water), and Condition 12 (Air Source Heat Pumps) to approved application DC/25/0523.

Condition 3 (CEMP):
Pre-Commencement Condition: *The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:*

(a) Details of site management contact details and responsibilities;
(b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
- *i. location of site compound,*
- *ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),*
- *iii. site offices (including location, height, size and appearance),*
- *iv. location of site access points for construction vehicles,*
- *v. location of on-site parking,*
- *vi. locations and details for the provision of wheel washing facilities and dust suppression facilities*

(c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;

(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted a site logistics plan (261-00-DEV-0040) detailing on-site construction arrangements including wheel washing and dust suppression facilities. The plan additionally contains a short-written CEMP including confirmation that neighbours will be notified before commencement on site and that flood lights will be limited to hours between 08:00 to 18:00 Monday to Friday. These details are considered sufficient to meet the requirements to discharge this condition. It is noted that WSCC Highways Authority have additionally raised no objection.

In addition, the temporary site buildings / containers including the site office, storage and welfare building are proposed to be sited to the south east of the site adjacent to 10 East Steet. This includes a double stacked canteen and site office adjacent to the boundary. Given this proximity to existing dwellings the applicant has provided details to clarify that no windows, lighting or external stairs would fall adjacent to the boundary. Officers are therefore satisfied that these temporary structures would not result in any overlooking or unacceptable amenity impacts. The requirements of condition 3 have therefore been satisfied.

Condition 4 (*Finished Floor Levels)*:
Pre-Commencement Condition: *No development shall commence unless and until precise details (to include details shown on a plan) proposed finished floor levels and external ground levels throughout the development in relation to existing Ordnance Survey datum points site have been submitted to and approved by the Local Planning Authority in writing. The development shall, subsequently, be completed in accordance with the approved details.*

Reason: To ensure that the proposed development is of an appropriate character and appearance, and to ensure that proposed dwellings are adequately protected from the risk of surface water flooding pursuant to Policies 33 and 38 of the Horsham District Planning Framework (2015).

The applicant has provided an Existing and Proposed Levels Plan (250009 S -00 DR 006 P01) which details no significant level changes across the site. This has been reviews by HDC's Landscape Officer who has raised no objection. The requirements of condition 4 have therefore been satisfied.

Condition 5 (Underground services):
Pre-Commencement Condition: *No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and approved Arboricultural Method Statement (David Archer Associates, November 2024) The development shall thereafter be carried out in accordance with the approved details.*

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted a Proposed Drainage Layout (15546-TUL-XX-XX-DR-C-51001) a Combined Services Drawing (PES-611946-005-00-GF-00-AS) and a Landscape Masterplan. Following a comment from the Landscape Officer, 11No trees have been reintroduced into the scheme to ensure all trees proposed can be delivered. In addition, a minor conflict between drainage runs and planting has been resolved. The requirements of condition 5 have therefore been satisfied.

Condition 8 (Archaeological Work):

Pre-Commencement Condition:
(a) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
(b) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The applicant has submitted an Archaeological Evaluation Report which has been reviewed the Council's Archaeologist. The officer has noted that it has been clearly demonstrated that the site does not contain significant archaeological remains and no further work is required. The requirements of condition 8 have therefore been satisfied.

Condition 9 (Contamination):
Pre-Commencement Condition: *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) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.
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 dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Following an initial request for further information / clarification the applicants has provided a 'Geo-Environmental Letter Report dated 15.07.26' this has been reviewed by the Council's Environmental Health Officer who is satisfied that condition 9 can be discharged. The officer notes that condition 15 remains to be discharged following completion of the development. The requirements of condition 9 have therefore been satisfied.

Condition 10 (Air Quality Assessment):
Pre- Commencement Condition: *Notwithstanding the submitted Air Quality Assessment, the development hereby approved shall not commence until an air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

The applicant has submitted an Air Quality Assessment (June 2025) which has been reviewed by the Council's Environmental Health Air Quality Officer who is satisfied that condition 10 can be formally discharged. The requirements of condition 10 have therefore been satisfied.

Condition 11 (Foul water):
Pre-Commencement Condition: *The development hereby approved shall not commence until confirmation has been provided that either:*

1. Foul water capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The applicant has provided confirmation of sufficient capacity within the foul network from Thames Water and confirmation of conditional consent for connection into the network. The requirements of condition 11 have therefore been satisfied.

Condition 12 (Air Source Heat Pumps):
Pre-Commencement Condition: *The development hereby approved shall not commence until the locations of the air source heat pumps have been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented and retained 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).

The applicant has submitted Landscape Masterplan showing the location of ASHPs within the site, which are primarily located to the rear of dwellings. This has been reviewed by the HDC Landscape Officer who has raised no objection. The siting of ASHPs has also been reviewed by the Councils EHO Officer who following an initial objection, is now satisfied that noise modelling has been undertaken on the assumption of all ASHPS running simultaneously and has raised no objection. The requirements of condition 12 have therefore been satisfied.

Summary
The requirements of the conditions 3, 4, 5, 8, 9, 10, 11 and 12 have each been satisfied and can be fully discharged.

Recommendation: Application Permitted

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/26/0080
(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
Plans	SITE LOGISTICS PLAN	261-00-DEV-0040 Rev A	21.10.2026
Plans	Proposed Drainage Layout	15546-TUL-XX-00-	18.09.2026

		DR-C-51002 T06	
Plans	Existing and Proposed Levels Plan		09.03.2026
Supporting Docs	Archaeological Evaluation:	250730	09.03.2026
Supporting Docs	Archaeological Evaluation Report	250730	09.03.2026
Supporting Docs	Ground Investigation Report (Part 1 & 2)		
Supporting Docs	Air Quality Assessment	C11193/AQA/1.2	09.03.2026
Supporting Docs	2026 Noise Assessment	J4143	09.03.2026
Plans	COMBINED SERVICES DRAWING	261-00-DEV-0060A	18.09.2026
Plans	Landscape Plan Sheet 1 of 4	M458-201 P4	04.09.2026
Plans	Landscape Plan Sheet 2 of 4	M458-202 P4	04.09.2026
Plans	Landscape Plan Sheet 3 of 4	M458-203 P4	04.09.2026
Plans	Landscape Plan Sheet 4 of 4	M458-204 P5	04.09.2026
Plans	Landscape Masterplan	M458-100 P5	04.09.2026
Plans	Remediation and Validation Plan	GE23845/TG02-Rev.2/260715	20.07.2026

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 21/10/2026

Authorising Officer sign/initial Adrian Smith Date: 21/10/2026