Horsham District Council

Miss F Whiles
1st Floor
Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref:	DISC/25/0074
Your ref:	Woodvale Duckmoor RM condition 8 & 9
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	26th August 2025

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 8 (acoustic measures) and 9 (thermal attenuation) to approved application DC/24/0768 (Reserved matters for 83No. dwellings and associated infrastructure, following outline application DC/20/2607)

Land at Duckmoor Farm Wooddale Lane Billingshurst West Sussex

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

8. **Pre-Commencement (slab level) Condition**: Prior to the commencement above ground floor slab level of the development, a detailed assessment of the acoustic impact on proposed dwellings and recommendations for a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, to mitigate any adverse impacts identified in the acoustic assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by the conclusions of the Noise Assessment REPORT REF. 2303710-R01 by Ardent April 2024 Land at Duckmoor, East Billingshurst. The scheme shall be implemented in accordance with the approved details.

   Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 26th August 2025

9. **Pre-Commencement (slab level) Condition**: Prior to the commencement above ground floor slab level of the development, a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall fully implement the recommendations of the acoustic impact assessment required under condition 8 above, including performance details and a glazing plan.

   Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Date of approval - 26th August 2025

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	Email Re: Duckmoor Farm Condition 08/09 (DISC/25/0074) by Savills/Ardent response Dated 18/07/2025 14:09		18.07.2025
Supporting Docs	Design Stage REV 1 26th April 2024 by AES Sustainability Consultants Ltd		04.03.2025
Supporting Docs	7819 Duckmoor, Billinghurst PART O OVERHEATING ASSESSMENT REV 00 January 2025 by AES Sustainability Consultants Ltd		04.03.2025
Supporting Docs	2303711_A-ACE-XX-XX-RP-C-0601 Noise Assessment Discharge of Conditions 8 & 9 February 2025 Land at Duckmoor, East Billinghurst by Ardent Consulting Engineers		04.03.2025

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