ECE Planning
64 – 68 Brighton Road, Worthing
West Sussex, BN11 2EN

1 September 2026

Horsham District Council
Albery House
Springfield Road
Horsham, West Sussex
RH12 2GB

JC/Let/P2185ii

Dear Sir / Madam,

Application for Discharge of Condition 3 pursuant to Reserved Matters Application under reference DC/25/1138 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-15195733** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 3 (Noise Mitigation Scheme) pursuant to application reference **DC/25/1138** which received approval on 19/12/2025 for the aforementioned development. This permission was subsequently amended by Non-material Amendment Application DC/26/0493 which approved minor changes to the layout.

Condition 3 is required to be discharged prior to commencement of development above slab level (of each phase).

Condition 3 (Noise Mitigation Scheme)

Prior to the commencement of development above floor slab level of each phase 2 - 4 of the development hereby permitted, a scheme of noise mitigation, informed by details submitted pursuant to conditions nos. 14, 15, and 16 of planning permission DC/21/2233 and including mechanical 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 include, but not be limited to, performance details and a glazing plan sufficient to ensure noise levels do not exceed NR30 at night in all plots identified as requiring mitigation. The overheating assessment shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered [including consideration of DSY 2] as part of the modelling. 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 and amenity space standards as detailed in BS8233:2014, with no relaxation for exceptional circumstances and appropriate consideration of LAmax.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **2407850_A-ACE-XX-00-RP-C-0601D Noise Assessment (Final)**

For context, the council are reminded that the above document was previously submitted as part of an application for the discharge of conditions 14, 15, and 16 of the Outline permission.

This submission is also being sought in relation to all relevant phases (2 - 4) of the development, and as such seeks the discharge of condition 3 in its entirety.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 3 pursuant to application reference DC/25/1138 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director