



**Horsham
District
Council**

Miss Kristina King
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Our ref: DISC/26/0269
Your ref: Pulborough Cond. 10 OUT
Email: planning@horsham.gov.uk
Direct Line: 01403 215436
If Calling Please ask for: Alice Johnson
Date: 1st September 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 condition 10 (Acoustics, Ventilation and Overheating Assessment) to approved application DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for demotion of existing structures and site redevelopment with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure).

Land Parcel North East of Drovers Lane Pulborough 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: No development shall commence until an Acoustics, Ventilation and Overheating Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with the guidance presented in the Association of Noise Consultants (ANC) and Institute of Acoustics (IoA) 'Acoustics, Ventilation and Overheating Guide' (AVO Guide). The report should identify the predicted noise impacts (i.e. level and duration) in habitable rooms during the 'overheating condition' as defined in the AVO Guide and, where necessary, provide details of proposed mitigation measures. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and health impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 1st September 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 Statement	18021A-20-R01-01 Noise Assessment New Place Nurseries, Horsham by Logika Group Rev 01 dated 12 August 2026		14.08.2026

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