

10 August 2026

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

JC/Let/P2185ii

Dear Mr Porter,

Application for Discharge of Conditions 14, 15 and 16 pursuant to Outline Planning Permission Reference DC/26/0325 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-15148081** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 14 (Traffic Noise Mitigation Scheme), 15 (Acoustic Impact Assessment), and 16 (Ventilation Scheme) pursuant to application reference DC/26/0325, which received approval on 20 May 2026 for amendments to Outline permission under reference DC/21/2233.

Conditions 14, 15, and 16 are required to be discharged prior to the commencement of development above slab level of phases 2 to 4 (inclusive). All conditions are detailed as follows:

Condition 14 (Traffic Noise Mitigation Scheme)

Prior to the commencement above ground floor slab level of the development hereby permitted in phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan), a scheme for protecting the proposed development from road traffic noise shall have been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels: i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open) ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LMax (bedrooms and living rooms with windows open). iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr.

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)**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 15 (Acoustic Impact Assessment)

Prior to the commencement above ground floor slab level of the development, a detailed assessment of the acoustic impact on proposed dwellings arising from the operation of adjacent battery energy storage facility shall be provided. The acoustic impact assessment shall be undertaken by a competent person in accordance with BS 4142:2014. The assessment shall be submitted to the Local Planning Authority together with 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. The scheme shall be submitted to and approved in writing by the Local Planning Authority.

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)**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 16 (Ventilation Scheme)

i. 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 assessments required under conditions 14 and 15 above, including performance details and a glazing plan, sufficient to ensure noise levels do not exceed NR30 at night in all bedrooms identified as requiring mitigation in condition 14 above.

ii. Prior to occupation a final verification report of all the works which form part of the scheme approved under i) shall be submitted to and approved in writing by the Local Planning authority. All work must be carried out by suitably qualified person and the approved noise, attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use of the development in accordance with the approved details.

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)**
- **2407850-ACE-XX-00-RP-C-0621 Noise Technical Note - ADO (Final)**
- **TM59Results - Glebe Farm**
- **Combined TM59 Certificates**

Spreadsheet 'TM59Results - Glebe Farm' provides an overview of all overheating assessments prepared for Building Regulations Part O, with full details of the assessment for each unit available in 'Combined TM59 Certificates'. These individual assessments provide detail on how the acoustic requirements have been thoroughly considered in the design of the ventilation strategy.

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

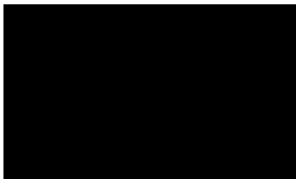
Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Conditions 14, 15 and 16 as listed above, pursuant to application reference DC/26/0325 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



Chris Barker MATP MRTPI
Managing Director