Horsham District Council

Mr Chris Barker
ECE Planning
64-68 Brighton Road
Worthing
BN11 3EN

Application Number: S106/26/0041

TOWN & COUNTRY PLANNING ACT, 1990 (Section 106A)
TOWN & COUNTRY PLANNING (Modification & Discharge of Planning Obligations) Regulations 1992

On behalf of: Vistry Homes Limited, C/o ECE Planning

In pursuance of their powers under the above-mentioned Act and Regulations, the Council hereby notify you that they REFUSE the following, that is to say:

Application to discharge Schedule 5, Part 2, Paragraph 2.2 LEAP and Public Open Space Specification of Section 106 of Legal Agreement LS/002162 of planning permission DC/21/2233.

Linden Homes Development Site, Kings Barn Lane, Steyning, West Sussex

REASONS FOR REFUSING MODIFICATION(S)/DISCHARGE:

1 The LEAP shown on the submitted plan is not considered to substantially accord with the design aspirations established by the Softworks 8 of 9 and Hardworks and Boundaries 8 of 9 plans approved under reserved matters approval DC/25/1138. The play offer secured under DC/25/1138 was a negotiated outcome at detailed Reserved Matters stage, with the present submission proposals a dilution of placemaking and design quality /standards compared to what has been approved, and so failing to accord with Policies 32 and 33 of the Horsham District Planning Framework (2015) and National Planning Policy Framework (August 2026).

Emma Parkes
Head of Development and Building Control

Date: 29/10/2026

ADDITIONAL INFORMATION

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.