

11 March 2026

Attn. Matthew Porter
Development Management
Horsham District Council,
Albery House, Springfield
Road, Horsham, West Sussex
RH12 2GB

RH/Let/P2185ii

Dear Mr Porter,

Application for Deed of Variation (DoV) to discharge Planning Obligations pursuant to the S.106 Agreement dated 29 November 2024 at Land North of Glebe Farm and Kings Barn Lane, Steyning, West Sussex.

We write on behalf of **Vistry Homes Ltd** to formally request that Horsham District Council ("the Council") agree to discharge the following pre-commencement Obligations pursuant to the Section 106 Agreement (S106) dated 29 November 2024, made pursuant to planning permission reference DC/21/2233:

- Schedule 2, Parts 1-3 – Implementation Notice
- Schedule 2, Part 4, Paragraph 4 – Commencement Notice to HDC
- Schedule 2, Part 5, Paragraph 5 – Commencement Notice to WSCC
- Schedule 6, Part 2, Paragraph 2.2 – Highway Works

As discussed via email, Schedule 5, Part 2 relating to the Managed Land was previously highlighted as a pre-commencement obligation but is currently subject to a Deed of Variation application under reference S106/25/0041 to vary the trigger to ground floor slab rather than commencement, for consistency with the landscape conditions. This application otherwise seeks to pick up on all pre-commencement obligations, prior to the Applicant's start on site which is scheduled for Monday 16 March 2026.

Schedule 2, Parts 1-5

Schedule 2, Parts 1-5 requires notices of implementation of planning permission and notification of commencement of development, to be submitted to the Council and the County Council, prior to commencement.

As such, please find enclosed the Letter from the Applicant which has also been issued to the County Council.

We trust that Schedule 2, Parts 1-5 have been satisfied as a result and look forward to receiving confirmation as soon as possible.

Schedule 6, Part 2, Paragraph 2.2 – Highway Works Scheme

Schedule 6, Part 2, Paragraph 2.2 – Highway Works requires the following to be submitted prior to commencement of development:

"Not to Commence the Development until the Highway Works Schemes have been submitted to and approved in writing by the Council in consultation with the County Council provided that where the Highway Works Schemes are submitted to the Council which are not approved, revised Highway Works Schemes shall, within 30 days of receipt of notice in writing from the Council in consultation with the County Council that the previous Highway Works Schemes are not approved, be submitted to the Council for approval in consultation with the County Council".

As such, please refer to accompanying S278 drawings as listed below:

- 2026-02-24 BR31274-JNP-XX-XX-SH-C-0001 S278 Document Issue Register
- BR31274-JNP-XX-XX-DR-C-2000 P09 S278 Roundabout General Arrangement
- BR31274-JNP-XX-XX-DR-C-2002 P04 S278 Roundabout Site Clearance
- BR31274-JNP-XX-XX-DR-C-2003 P06 S278 Roundabout Highway Drainage
- BR31274-JNP-XX-XX-DR-C-2004 P03 S278 Roundabout Drainage Catchment Plan
- BR31274-JNP-XX-XX-DR-C-2006 P07 S278 Roundabout Traffic Signs & Road Marking Layout
- BR31274-JNP-XX-XX-DR-C-2009 P08 S278 Roundabout Finishes & Kerbing
- BR31274-JNP-XX-XX-DR-C-2010 P05 S278 Roundabout Proposed Levels
- BR31274-JNP-XX-XX-DR-C-2012 P05 S278 Roundabout S278 Agreement Drawing
- BR31274-JNP-XX-XX-DR-C-2015 P02 S278 Roundabout Changes to HV Access Layout
- BR31274-JNP-XX-XX-DR-C-3001 P04 S278 Roundabout Longitudinal Sections Sheet 2 of 2

We trust that Schedule 6, Part 2, Paragraph 2.2 has been satisfied as a result and look forward to receiving confirmation as soon as possible.

Conclusion

Accordingly, we respectfully request that Horsham District Council agree to discharge the above pre-commencement obligations as soon as possible. We look forward to your confirmation and would be pleased to provide any additional information or clarification that may be required to assist with the Council's consideration of this request.

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