



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0493

Land North of Glebe Farm and Kings Barn Lane Steyning West Sussex BN44 3YR

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/1138 (Approval of Reserved Matters following the Outline Planning Permission (reference DC/21/2233) relating to the Appearance, Landscaping, Layout and Scale for 265no. dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works.) Regarding repositioning of dwellinghouse plots and eastern and western substations.

DETAILED DESCRIPTION:

This application seeks approval for amendments to Condition 1 (Approved Plans) of DC/25/1138 for several changes to the proposed site layout previously approved, namely substituting the approved site layout drawing with revised site layout drawing, as listed below.

Approved Plan drawing of DC/25/1138	Plan drawing DC/26/0493 NMA
Proposed Site Layout 21.1600.1000 REV BC	PROPOSED SITE LAYOUT: 21.1600.1000, REV BG

The amendments to the site layout compromise repositioned dwellinghouse plots and east and west substations and an estate road and parking bays and are identified in full on the revised drawing and are also shown in a comparison overlay on PROPOSED SITE LAYOUT - OVERLAY COMPARISON: 21.1600.1000, REV BG submitted with this NMA application.

The site layout amendments are detailed below:

- The dwellings of plots 40-49, 56, 57, 97-99, 233, 234, and 245;
- Both the eastern and western substations;
- The roadway and pavement in the southeast of the site;
- Associated parking spaces.

The roadway and pavement changes are a correction of an earlier omissions on road width (5.5m with 2m footpath either side) at Reserved Matters stage. The repositioning of the specified plots and substation are direct consequences of the amended road layout and avoidance of the gas main easement.

The amendments are presented as an improvement to ensure the easement corridor is outside of private residential gardens, thereby ensuring future maintenance access and resident safety.

RELEVANT PLANNING HISTORY:

DC/21/2233	Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.	Permitted 29/11/2024
DC/25/0739	Non-Material Amendment to application DC/21/2233 (Outline for up to 265 dwellings, demolition of No. 37 Kings Barn Lane, and provision of vehicular access from the A283 Steyning by-pass), to allow delivery of approved	Permitted 03-06-2025

access roundabout off the Steyning Bypass (A283) as first phase of the development in line with Condition 10 of the Outline Planning Permission.

DC/25/1138	Approval of Reserved Matters following the Outline Planning Permission (reference DC/21/2233) relating to the Appearance, Landscaping, Layout and Scale for 265no. dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works.	Permitted 19-12-2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 9 - Employment Development
Policy 15 – Housing Provision
Policy 16 – Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 – Protected Landscapes
Policy 31 – Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

Steyning Neighbourhood Development Plan (2019-2031)

SNDP1: Green Infrastructure & Biodiversity
SNDP2: Responsible Environmental Design
SNDP3: Contribution to Character
SNDP4: Improving Our Facilities
SNDP5: Local Green Space

Horsham District Local Plan (2023-40) (Regulation 19)

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes

Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy HA17: Steyning

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

West Sussex Waste Local Plan (2014)

South Downs Local Plan (Adopted 2 July 2019 (2014-33))

Strategic Policy SD4: Landscape Character
Strategic Policy SD6: Safeguarding Views
Strategic Policy SD8: Dark Night Skies

Supplementary Planning Guidance:

HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
HDC Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

Other Guidance:

HDC Sports, Open Space and Recreation Assessment (2014)
HDC Open Space, Sport & Recreation Review (2021)
HDC Steyning Character Assessment (2019)
Air Quality and Emissions Mitigation Guidance for Sussex (2020)
HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)
HDC Planning Advice Note: Shaping Development in Horsham District (2025)
Steyning Conservation Area Appraisal and Management Plan (HDC, Jan 2018)
The South Downs Partnership Management Plan 2026-31
The South Downs National Park: View Characterisation and Analysis (LUC, November 2015)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

WSCC Highways: No Objection
Having reviewed, no objection to the changes proposed.

HDC Conservation: No Objection
Not considered changes would result in additional harm to setting of Northfield Cottage than previously identified.

HDC Landscapes: No Objection
Having reviewed, minor changes which will not have an adverse effect on the visual and landscape character of the area over and above the approved scheme

Parish Comments: None received

Representations:

Objections received from 1 no. property address, raising the matters below:

- Design
- Privacy Light and Noise

Noting the amendments to the Glebe Farm site provided on the portal on 23/3/26. What I believe to be an electrical substation has been moved closer to the boundaries of existing Kings Barn Lane properties. Several previous comments had requested that this be moved further away from existing properties to prevent unnecessary development on the borders and the associated noise impact on existing properties and families. Surely this is an opportunity to move it towards the more flexible new build properties rather than our existing boundary.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The current wording of Condition 1 of DC/25/1138 requires the development be built out in accordance with the approved site layout drawing. It is necessary to substitute those drawings with the proposed revised drawing for the developer to implement the revised site layout.

In the context of the overall approved development of 265 units across a new housing estate, the adjusted estate road width has no material change to the street character – the same number of parking bays are appropriately relocated, and re-positioned plots continue to adhere to the character area principles and detailing secured at Reserved Matters, and landscaping scheme across the site (and still having appropriate regard to South Downs National Park setting).

There is no material impact to conclusions previously drawn at Reserved Matters on other environmental matters, such as drainage, ecology and lighting, traffic and local highway network capacity, open space and play provision.

Heritage Impact

The above position also includes the re-orientation of dwelling plot 245 in relation to impact on heritage asset Northfield Cottage as this still presents as a notional farmstead (therefore the change has no material impact on setting significance).

On the neighbour comments, the submitted overlay comparison shows the substation is to be repositioned further away from the neighbours along Kings Barn Lane, not closer than approved.

Note, this application seeks to amend Condition 1 (Approved Plans) only. It does not seek to amendment to any other condition imposed on the Reserved Matters approval DC/25/1138.

Water Neutrality

The original approval DC/25/1138 has already demonstrated water neutrality, and the proposed amendment would not alter the water consumption of the approved development, therefore no further water neutrality measures are required.

Overall Conclusion

The amendment to condition 1 is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision notice approves the following amended wording to the conditions imposed on planning permission DC/25/1138 listed below:

Amended Condition 1 (Approved Plans)

Approved Plan drawing of DC/25/1138	Approved Plan drawing DC/26/0493 NMA
Proposed Site Layout 21.1600.1000 REV BC	PROPOSED SITE LAYOUT: 21.1600.1000, REV BG

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0493

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Site layout	21.1600.1000 REV BG	23.03.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 15-04-2026

Authorising Officer sign/initial J Hawkes Date: 15.04.2026