



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0049

Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 8 (finished floor levels and external ground levels) and 12 (foul water sewerage disposal) to approved Outline application DC/21/2233, relating to Phases 2 – 4 inclusive only.

DETAILED DESCRIPTION:

Planning Application DC/21/2233 was permitted in 2024. This permitted 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.

Approval is now sought for approval of Conditions 8 (finished floor levels and external ground levels) and 12 (foul water sewerage disposal) of Phases 2 – 4 inclusive.

The details comprise a suite of technical drawings that cover tree pit detail and root barriers; drainage layout; and external levels of the development across phases 2 - 4 inclusive.

These reflect the details submitted in subsequent Reserved Matters (DC/25/1138) and the non-material amendment (NMA) to the site layout (DC/26/0493 refers). There is a need for consistency between the outline and RM permissions in terms of what details are approved.

The Council notes the submitted External Levels Sheet suite does not cover the first phase of the development in line with Condition 10 of the Outline Planning Permission (DC/25/0739 refers).

The external ground levels and sewerage servicing within the first phase (roundabout access) has been approved at Outline and/or in the completed Section 38 and 278 Agreement 1st April 2026 (copy on the public register of DC/21/2233).

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 access roundabout off the Steyning Bypass (A283) as first phase of the development in line with Condition 10 of the Outline Planning Permission.	Permitted 03-06-2025

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
DC/26/0493	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.	Permitted 15-04-2026

CONSULTATIONS

Landscape Architect: Advice

Minor modification recommended prior to discharge of condition 8, however it is deemed minor. Satisfied Condition 12 can now be discharged.

Southern Water: No comments

REPRESENTATIONS

None received

Other Considerations

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

Condition 8 (Levels) – As amended by NMA DC/25/0739

Pre-commencement Condition: No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to, and approved in writing by, the Local Planning Authority for that dwelling. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and setting of the South Downs National Park in accordance with Policies 25, 30, 33

of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).

Following submission of revised material at the request of the Council's Landscape Architect to address matters pertaining to land levels and layout features, recommended modifications have been narrowed to points deemed minor (detailed below).

As result of further detailed design, there has been changed to some of the proposed finished floor levels, resulting in some changes to the overall proposed levels strategy including the addition of a high retaining wall in between rear gardens of plots 168 to 212 and stepped accesses to individual properties, particularly within the northern part of the site.

On the advice of Landscape Architect these are not an issue in itself from a landscape perspective, as most are contained within rear gardens and concealed within retaining walls. From a future residential amenity perspective, the retaining wall between rear gardens of plots 168 to 212 is disappointing but given the garden depths involved, would not result in unacceptable overbearing impact to future occupiers. The stepped access from rear parking court to rear gardens is again disappointing but level access is available via the front entrance of the dwelling.

With regards the public spaces, following revisions there has been a reduction to the stepped access along the main road, which is positive and a correction to the basin profile to avoid a clash with visitor parking spaces. Some retaining walls continue to face the street scene, but their presence would not fundamentally undermine the street character or character area principles and design quality secured at application stage.

In addition, a new retaining wall opposite plot 193 and in relation to T26 is shown. The height of the wall will be likely experienced from the footpath to the other side of the SUDS features but should appear mostly concealed by the existing vegetation. The Council's Landscape Architect notes the amount of G24 vegetation being removed is significantly more than that indicated within the approved Tree Retention Plan, as result of the suds basin and the retaining wall, noting that T27 has already been lost between outline to reserved matters. While this is far from ideal, this is the result of not only the changes to the level strategy but also the easement for the proposed water pipes. It is noted there is compensatory planting to the immediately adjacent managed land. The removal of the bund from encroaching into tree protection area is recommended but not insisted upon.

Overall, whilst some outcomes disappoint the overall levels strategy does not materially diminish the design placemaking and quality standards secured at application stage, and the details submitted pursuant to the condition 8 are acceptable for this reason.

Condition 12 (Foul Drainage Disposal) – As amended by NMA DC/25/0739

Pre-commencement Condition: No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Council's Landscape Architect is satisfied with the foul sewerage disposal infrastructure does not clash with landscaping.

Southern Water has raised no objection to the details of the sewerage disposal. It is noted that separate to this submission, the Council is in receipt of 'inset appointment' confirmation for LWNL to take over to be the water and wastewater undertaker at the Glebe Farm development.

The details pursuant to the condition 12 are therefore acceptable.

Recommendation: Application Permitted

NOTES TO APPLICANT

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: DISC/26/0049

(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	ROOT BARRIER LAYOUT	L4860 JNP XX ZZ DR Z 2067 REV P02	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 1 OF 3)	L4860 JNP XX XX DR C 2060 REV P05	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 2 OF 3)	L4860 JNP XX XX DR C 2061 REV P05	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 3 OF 3)	L4860 JNP XX XX DR C 2062 REV P05	02.04.2026
Plans	LANDSCAPE GENERAL ARRANGEMENT PLAN	TOR-XX-XX-DR-L-P-001 REV I	02.04.2026
Plans	TREE PIT DETAIL IN SOFT LANDSCAPED AREAS:	TOR-XX-ZZ-DR-L-P-101 REV C	02.04.2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 1 OF 6)	L4860 JNP XX Z1 DR C 2100 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 2 OF 6)	L4860 JNP XX Z1 DR C 2101 P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 3 OF 6)	L4860 JNP XX Z1 DR C 2102 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 4 OF 6)	L4860 JNP XX Z1 DR C 2103 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 5 OF 6)	L4860 JNP XX Z1 DR C 2104 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 6 OF 6)	L4860 JNP XX Z1 DR C 2105 REV P05	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 1 OF 5)	L4860 JNP XX Z2 DR C 2201 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 2	L4860 JNP XX Z2 DR C	31/03/2026

	OF 5)	2202 REV P01	
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 3 OF 5)	L4860 JNP XX Z2 DR C 2203 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 4 OF 5)	L4860 JNP XX Z2 DR C 2204 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 5 OF 5)	L4860 JNP XX Z2 DR C 2205 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 1 OF 3)	L4860 JNP XX Z3 DR C 2301 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 2 OF 3)	L4860 JNP XX Z3 DR C 2302 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 3 OF 3)	L4860 JNP XX Z3 DR C 2303 REV P01	31/03/2026
Plans	S185 Drainage Diversion Layout	L4860 JNP XX XX DR Z 2041 Rev P01	11/02/2026
Plans	Utility Survey	29523D_T_UG 4	11/02/2026

Note:

This decision notice purports permission for external levels of the development for Phases 2 – 4 inclusive ONLY, as the submitted External Levels Sheet suite does not cover the first phase of the development (DC/25/0739 NMA refers).

DELEGATED

Case Officer sign/initial Matthew Porter Date: 29-04-2026

Authorising Officer sign/initial Adrian Smith Date: 29/04/2026