



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0139

Land Parcel at 518445 111452, Kings Barn Lane, Steyning, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 (construction phase surface water management plan) to approved application DC/26/0325 (Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval 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).

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.	Application Permitted on 29.11.2024
DISC/25/0083	Approval of details reserved by condition 9(i) (archaeological fieldwork scoping) to approved application DC/21/2233 (Outline for up to 265 dwellings, demolition of No. 37 Kings Barn Lane. All matters reserved except for vehicular access from A283).	Application Permitted on 31.03.2025
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.	Application Permitted on 03.06.2025
DISC/25/0384	Application for Approval of Details Reserved by Conditions 4 (contamination); 5 (surface water drainage scheme); 6 (Construction Environmental Management Plan); 7 Construction Environmental Management Plan (CEMP: Biodiversity); 9 (archaeological works) parts (i) & (ii) ONLY and 11 (Arboricultural Method Statement) to approved application DC/21/2233 (Outline application for up to 265 dwellings).	Split Decision on 06.03.2026
DISC/26/0049	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.	Application Permitted on 29.04.2026
DC/26/0325	Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise	Application Permitted on 20.05.2026

	mitigation) of planning approval 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. All matters reserved except for vehicular access from A283).	
DISC/26/0081	Approval of details reserved by condition 4 (contamination) to approved application DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane , 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).	Application Permitted on 17.04.2026

PLANNING ASSESSMENT

Planning Application DC/26/0325 was granted consent on 20 May 2026. This permission was for the following:

Removal of Conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline application for up to 265 dwellings etc.).

Consent is sought to discharge the details reserved by condition 13 (construction phase surface water management plan).

Condition 13:

Pre-commencement Condition: *No development hereby permitted in phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.*

Reason: *To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected and to comply with Policy 38 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of Condition 13, the applicant has submitted a Surface Water Management Plan (ref. SWMP-21949AH-25-183) which details the potential sources and pathways of silt/fine sediment within surface water and potential management solutions to reduce production and effects of silt. This document has been reviewed by the Lead Local Flood Authority who has advised they agree with the recommendations given in the report and, **subject to written confirmation from the applicant that they intend to implement all recommended actions**, are satisfied for the condition to be discharged.

The applicant has provided a formal letter confirming that the report's recommendations will be implemented and Condition 13 can therefore be discharged.

Recommendation: Application Permitted

NOTE 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/26/0139

(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
Supporting Docs	SWMP-21949AH-25-183 SURFACE WATER MANAGEMENT PLAN REV B FINAL GLEBE FARM STEYNING VISTRY GROUP by IDOM MAY 2025	NONE	29.04.2026
Supporting Docs	Vistry letter correspondence 29th May 2026 Re: CONFIRMATION OF COMMITMENT TO SWMP	NONE	29.05.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 05-06-2026

Authorising Officer sign/initial Matthew Porter Date: 05-06-2026