Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/26/0041
Linden Homes Development Site, Kings Barn Lane Steyning West Sussex

DESCRIPTION:
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.

DETAILED DESCRIPTION:
Schedule 5, Part 2, Paragraph 2.2 requires the submission and approval in writing of a LEAP Specification and Open Amenity Space Specification and Management Plan. This is required prior to development beyond Ground Floor Slab Level (as amended by variation of obligation S106/25/0041), previously the trigger being required prior to commencement of development.

The following documents are submitted to satisfy this obligation:

• SSQ16282 Vistry Group Glebe Farm - Plan

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/25/1138	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 Dec 2025
S106/25/0041	Modification of planning obligations (Schedule 3 Financial Contributions 'White Bridge Link' definition; Schedule 4 ' Affordable Housing' Tenure Split and Register Provider clauses' ; Schedule 5 'Land Management' Business/trade allowed to Open Amenity Space' to approved application 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 09 Oct 2026

CONSULTATIONS

HDC Landscapes: Objection / More Information / Modification

HDC Parks: No response received within the consultation period.

Steyning Parish Council: OBJECTION due to the unsuitable location and safety issue for young children with a path running through the play area, which would be used by walkers, cyclists, scooters and dog walkers. The preference for the pathway is for it to run outside of the play area, rather than through it, and that there are two points of access rather than three. STC have previously expressed an interest in long term management and continue to express that interest. Therefore, STC want the best equipment possible and thereby want to ensure its long term viability.

PLANNING ASSESSMENT

This application seeks to discharge parts of the Section 106 Legal Agreement (LS/002162) pursuant to planning permission ref: DC/21/2233. This proposal specifically seeks to discharge LEAP Specification and Open Amenity Space Specification and Management Plan.

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 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.

The terms /obligations are therefore NOT satisfied and it is recommended the application be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

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 accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015) and National Planning Policy Framework (August 2026).

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Vistry Group Glebe Farm Project	SSQ16282 Sheet 1 / 1	15-09-2026

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.

DELEGATED

Case Officer sign/initial Matthew Porter Date: 28-10-2026

Authorising Officer sign/initial Adrian Smith Date: 29/10/2026