



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0016

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

DESCRIPTION:

Discharge of the following obligations:

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; and

Schedule 6 Part 2 Paragraph 2.2 Highway Works (roundabout junction only)

of s106 legal agreement (LS/002162) pursuant to planning permission 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.	Application Permitted on 29.11.2024
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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 Parts 1-5 of Schedule 2 and Part 2 Paragraph 2.2 (Highway Works) of Schedule 6.

Parts 1-5 of Schedule 2 of the s106 agreement

This requires the applicant to provide Horsham District Council (HDC) and West Sussex County Council (WSCC) with no less than 20 working days prior notice of intended date of implementation and commencement of DC/21/2233, to not implement DC/21/2233 unless and until this notice has been provided, and subsequently notify HDC and WSCC in any event within 5 working days of the actual date of implementation and commencement of DC/21/2233.

The HDC Developer Contributions Technician has confirmed that notification was received on 13th February 2026 of the intended implementation and commencement date of 2nd March 2026. As part of this application, the applicant has also submitted a copy of the letter sent to HDC and WSCC on 11th March 2026 to confirm the date of implementation and commencement of planning permission DC/21/2233 would be 16th March 2026.

The terms /obligations of Parts 1-5 of Schedule 2 are therefore satisfied.

Part 2 Paragraph 2.2 of Schedule 6 of the s106 agreement

This states that the applicant cannot commence development until the Highway Works Schemes have been submitted to and approved in writing by HDC in consultation with West Sussex County Council. Highway Works Schemes means schemes in respect of the Highway Works submitted in accordance with the provisions of Schedule 6.

Highway Works means the provisions of highway works on the existing public highway required in mitigation of the proposed development which include the roundabout junction.

The applicant has submitted the drawings submitted and approved under Highway Agreement S38/278 regarding the roundabout junction highway works for the DC/21/2233 development.

WSCC Highway Planner has reviewed the submitted plans, and following requested submissions by the applicant, is satisfied the submitted drawings specification and technical details sufficiently correlate with that held by WSCC in the S278 agreement, signed and agreed 01 April 2026 (copy held by HDC on planning file DC/21/2233).

On associated matters (site clearance, highway drainage and lighting, finishes and kerbing as evidenced in the submitted material to this discharge application), the district authority takes a pragmatic approach; with the specifications set down by the S278 requirements and that of the Highway Authority, heavily influential and in most instance, determinative of the details of such matters. None of the details present harmful impacts not already considered and assessed in the determination of the acceptability of the DC/21/2233 development.

The terms /obligations of Part 2 Paragraph 2.2 of Schedule 2 (in relation to the roundabout junction) are therefore satisfied.

Summary

The above obligations have been undertaken and completed and therefore can be discharged pursuant to that has been applied for.

Recommendation: Application Permitted

Plan Type	Description	Drawing Number	Received Date
Plans	ROUNABOUT VISIBILITY SPLAYS FOR CONSTRUCTION	BR31274 JNP XX XX DR C 2005 REV C01	15/04/2026
Plans	S278/38 AGREEMENT DRAWING ROUNABOUT	BR31274 JNP XX XX DR C 2012 REV P06	15/04/2026
Plans	S278 ROUNABOUT LONGITUDINAL SECTIONS SHEET 1 OF 2	BR31274 JNP XX XX DR C 3000 REV C01	15/04/2026
Plans	ROUNABOUT CROSS SECTIONS SHEET 1 OF 2	BR31274 JNP XX XX DR C 3002 REV C01	15/04/2026
Plans	S28 ROUNABOUT CROSS SECTIONS SHEET 2 OF 2	BR31274 JNP XX XX DR C 3003 REV C01	15/04/2026
Plans	S278 ROUNABOUT CONSTRUCTION DETAILS SHEET 1 OF 2	BR31274 JNP XX XX DR C 3004 REV C01	15/04/2026
Plans	S278 ROUNABOUT CONSTRUCTION DETAILS SHEET 2 OF 2	BR31274 JNP XX XX DR C 3005 REV C01	15/04/2026
Plans	S278 ROUNABOUT ADVANCED DIRECTION SIGNS CONSTRUCTION DETAILS	BR31274 JNP XX XX DR C 3006 REV C01	15/04/2026

Plans	SECTION 278 STREET LIGHTING LAYOUT DRAWING SHEET 1 OF 2	EVO20033445-LD-001 REV B	15/04/2026
Plans	Glebe Farm: A283 Steyning By-Pass near Abbey Road, Steyning, West Sussex Toucan Crossing Design	388542-DD-ISS02-REV02 Dated 11/02/2026	15/04/2026
Plans	S278 ROUNDABOUT LOCATION PLAN	BR31274 JNP XX XX DR C 2001 REV P02	15/04/2026
Plans	S278 ROUNDABOUT LONGITUDINAL SECTIONS SHEET 2 OF 2	BR31274 JNP XX XX DR C 3001 REV P04	11/03/2026
Plans	S278 ROUNDABOUT TRAFFIC SIGNS AND ROAD MARKING LAYOUT	BR31274 JNP XX XX DR C 2006 REV P07	11/03/2026
Plans	SECTION 278 ROUNDABOUT DRAINAGE CATCHMENT PLAN	BR31274 JNP XX XX DR C 2004 REV P03	11/03/2026
Plans	S278 ROUNDABOUT HIGHWAY DRAINAGE	BR31274 JNP XX XX DR C 2003 REV P06	11/03/2026
Plans	S278 ROUNDABOUT SITE CLEARANCE	BR31274 JNP XX XX DR C 2002 REV P04	11/03/2026
Plans	S278 ROUNDABOUT FINISHES AND KERBING	BR31274 JNP XX XX DR C 2009 REV P08	11/03/2026
Plans	S278 ROUNDABOUT PROPOSED LEVELS	BR31274 JNP XX XX DR C 2010 REV P05	11/03/2026
Plans	S278 ROUNDABOUT CHANGES TO HV ACCESS LAYOUT	BR31274 JNP XX XX DR C 2015 REV P02	11/03/2026
Plans	S278 ROUNDABOUT GENERAL ARRANGEMENT	BR31274 JNP XX XX DR C 2000 REV P09	11/03/2026

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: 19-06-2026

Authorising Officer sign/initial Adrian Smith Date: 22/06/2026