

20 March 2026

FAO Matthew Porter
Horsham District Council
Albery House, Springfield Road
Horsham
RH12 2GB

JC/Let/P2185iv

Dear Mr Porter,

Application for Non-Material Amendment under Section 96a to Reserved Matters under reference DC/25/1138 (as pertains to Outline permission under reference DC/21/2233) for minor alterations to the approved layout including road and parking layout, positioning of substations, and the siting of units at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex, BN44 3YR.

We are contacting you following informal discussions with yourself via email on behalf of our client, **Vistry Homes Ltd**, seeking permission under Section 96A for Non-Material Amendments to the layout approved under reserved matters application DC/25/1138.

This application has been submitted online via the Planning Portal under reference **PP-14797878** and is supported by the following documents/drawings:

- Application Form
- Covering Letter
- 21.1600.1000 REV BG – Proposed Site Layout
- 21.1600.1000 REV BG – Proposed Site Layout (Overlay Comparison)

Proposed Amendments

The proposed amendments relate primarily to the technical repositioning of elements along the southern and eastern portions of the site. The following elements of the development are proposed to be repositioned:

- 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 south east of the site;
- Associated parking spaces.

Rationale for Changes

The amendments are driven by two primary technical requirements.

Firstly, in relation to road geometry and compliance. The revisions to the roadway and pavement are required to satisfy a legal obligation with the previous vendor to provide a road width of 5.5m with 2m footpaths on either side. This requirement was omitted in the original Reserved Matters (RM) submission. The proposed layout ensures the road hierarchy is compliant with this obligation and, notably, brings the scheme into closer alignment with the approved Outline Masterplan and Design Code.

Secondly, relating to utilities easements within the site. Adjustments in the eastern portion of the site have been made to avoid a utilities easement for a gas main. It is considered a significant design improvement to ensure that the corridor of the easement remains outside of private residential gardens, thereby ensuring future maintenance access and resident safety.

The repositioning of the specified plots and substations is a direct consequence of the amended road layout and avoidance of the gas main easement.

Non-Material Nature of the Application

The proposed changes are considered "non-material" in the context of the overall scheme. There is no change to the number of units, the housing mix, the architectural design of the dwellings, or the total amount of open space. The changes represent minor spatial adjustments to regularise the layout against technical and legal constraints while maintaining the design principles approved under the original Reserved Matters application.

It should also be noted that informal advice from the case officer suggested that the council would consider a non-material amendment application to be a suitable route for the proposed changes, hence submission of this application. We therefore deem the changes to be non-material in this instance.

Substituted Documents

This application therefore seeks to amend Condition 1 (Plans Condition) of DC/25/1138 to refer to the updated layout. For the avoidance of doubt, the approved plans to be superseded are listed below:

Approved Plans to be Superseded	Proposed Plans
21.1600.1000 REV BC - Proposed Site Layout	21.1600.1000 REV BG - Proposed Site Layout

Conclusion

To summarise, this application seeks approval for a Non-Material Amendment to details approved under reserved matters application DC/25/1138 to regularise the road widths and respect existing utility infrastructure of the development at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex, BN44 3YR.

We trust that the proposed changes are deemed non-material and that the application can be approved accordingly.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director