Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0739
Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex

DESCRIPTION:
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.

DETAILED DESCRIPTION:

The proposed Non-Material Amendment (NMA) is sought to ensure that the approved access roundabout off the Steyning Bypass (A283) is delivered as the first phase of the development to align with Condition 10 of the outline planning permission DC/21/2233.

The current wording of Condition 10 of DC/21/2233 requires the access roundabout and associated Section 278 (S278) works serving the development be constructed for its operational use before the start of the rest of the development. Condition 10 was recommended by West Sussex County Council Highway Authority to ensure the site access off the A283 was operationally available for use before commencement of the construction phase of the residential build out.

To achieve alignment, the application seeks to:

- Supersede the existing approved phasing plan (Drawing P20-2253_18-1: Phasing listed under condition 3 Submission of Reserved Matters of the outline permission) with a proposed new phasing plan (BR31285 JNP XX XX DR C 2007 P02)

- Amend several planning conditions imposed at outline stage are proposed, including condition 3. A complete list of all the conditions as approved along with a list of the proposed amended conditions has been submitted, as set out in:

    - REF: KB/Let/P2185i COVER LETTER by ECE Planning Dated 25 April 2025, and
    - subsequent email exchange regarding Condition 9 (Archaeology) ECE Planning email dated 30/05/2025 14:39pm to HDC *Subject: DC/25/0739 NMA Glebe Farm. HDC alternative wording to Condition 9 (archaeology) agreed*.

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
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	Permitted 31/03/2025

matters reserved except for vehicular access from A283).

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
None received.

Parish Comments:
None received.

Representations:
None received.

HUMAN RIGHTS AND EQUALITY:
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
The main consideration of this application is whether the proposed alterations can be considered as non-material amendment to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The current wording of Condition 10 of planning permission DC/21/2233 requires the access roundabout serving the development be constructed for its operational use before the start of the rest of the development.

This current application simply clarifies and provides certainty that the access off the A283 represents the first phase of construction, which was how the proposal was presented and understood it would be implemented, as set out in various control documents in support of the outline submission (including the Design and Access Statement and Transport Assessment), and reflected in negotiations with the Local Highway Authority (which resulted in their recommendation to impose Condition 10). This would be done by the steps set out below.

Firstly, substituting the approved phasing plan with a proposed new phasing plan (BR31285 JNP XX XX DR C 2007 P02). This amendment simply adds an additional phase to encompass the approved access and associated S278 highway works (Phase 1), the three residential phases remain as per the approved phasing plan. This additional phase provides additional clarification that works within that phase does not include any buildings/ residential development for which Community Infrastructure Levy would be liable.

Secondary, amendment to various conditions of the outline planning permission; a complete list of all the conditions as approved along with a list of the proposed amended conditions detailed out below. Except for condition 9 (archaeological works) these amendments simply comprise update to the phasing plan drawing reference and phase stage numbering within the relevant condition, in reflection

of the alignment. Subject to an alternative wording proposed by the Council, as well as addressing the same matters as the other conditions, amendment to Condition 9 now also addresses the fact that part 1 of 3 of the requirements of this condition has already been part discharged under separate permission (DISC/25/0083 refers).

As the new phasing plan and the amended conditions would continue to deliver the same development (which has passed the Habitat Regulations and subject to a favourable Appropriate Assessment with regard to Water Neutrality), with the phasing essentially the same with the version originally approved at outline stage substantially unchanged once those stages are aligned, securing the clarification and certainty around the delivery and associated requirements is non-material and within the scope of the original permission.

Amended Conditions listed below:

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3	**Parameters**	(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate substantial compliance with the following Parameter, Phasing, and Open Space Strategy plans submitted as part of the Outline approval to fix the development principles: Drawing P20-2253_13 Rev C: Land Use Parameters Drawing P20-2253_14 Rev D: Building Heights Parameters Drawing P20-2253_15 Rev E: Green and Blue Infrastructure Parameters Drawing P20-2253_18-1: Phasing Drawing P20-2253_010 REV G Plan 2 - Open Space Strategy (b) The submission of reserved matters applications pursuant to the outline approval shall demonstrate substantial compliance with the Design and Access Statement and Outline Design Code P20-2253 REV C submitted as part of the Outline approval to fix the development principles. Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990	(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate substantial compliance with the following Parameter, Phasing, and Open Space Strategy plans submitted as part of the Outline approval to fix the development principles: Drawing P20-2253_13 Rev C: Land Use Parameters Drawing P20-2253_14 Rev D: Building Heights Parameters Drawing P20-2253_15 Rev E: Green and Blue Infrastructure Parameters Drawing ~~P20-2253_18-1: Phasing~~ BR31285 JNP XX XX DR C 2007 P02: Phasing Plan Drawing P20-2253_010 REV G Plan 2 - Open Space Strategy (b) The submission of reserved matters applications pursuant to the outline approval shall demonstrate substantial compliance with the Design and Access Statement and Outline Design Code P20-2253 REV C submitted as part of the Outline approval to fix the development principles. Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990

8	**Finished floor**	No development shall commence for each dwelling 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).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence ~~for each dwelling~~ 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).

Condition 9 Archaeological works

No development shall take place until a programme of archaeological work has been secured in accordance with an overarching Written Scheme of Investigation that has been submitted to, and approved in writing by, the Local Planning Authority. i, Each phase of the development (as set out in the above Written Scheme of Investigation and which shall be in accordance with the phasing shown on drawing P20-2253_18-1), including enabling and groundworks, shall not be commenced until a corresponding phase of on-site archaeological fieldwork has been completed to a scope agreed with the Local Planning Authority and their archaeological advisors to allow development of that phase to begin. ii. An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork. iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors. Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)	No development, including enabling and groundworks, of each phase (phases 1 – 4 inclusive as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence unless: i) in accordance with the programme of archaeological work secured in accordance with the approved WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION BY RPS GROUP Ref: JAC01000 March 2025 Kings Barn Lane, Steyning, West Sussex Site Code: SGL25 (approved under HDC planning reference DISC/25/0083 refers); and ii) An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork; and iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors. Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

10	**New Access**	Other than the access roundabout and associated works, the development shall not be commenced until the access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning By-Pass). Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence until the construction of the ~~Other than the access roundabout and associated works, the development shall not be commenced until the~~ access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning By-Pass). Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).
12	**Foul Drainage Disposal**	No development 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).	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).
13	**Surface Water Drainage Strategy**	Construction shall not begin 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).	~~Construction shall not begin~~ No development of 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).
14	**Traffic Noise Mitigation Scheme**	No development shall take place on site until a scheme for protecting the proposed development from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels: i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open) ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmax (bedrooms and living rooms with windows open). iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence ~~shall take place on site~~ until a scheme for protecting the proposed development from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels: i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open) ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmax (bedrooms and living rooms with windows open). iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).
23	**Contamination verification**	The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the	The development in phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance

24	**Surface Water Drainage verification**	Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme approved under the provisions of condition 5 above), must be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms.	Prior to first use of ~~each phase of the development~~ phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan), a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme approved under the provisions of condition 5 above), must be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil
30	**Landscaping**	The delivery of the hard and soft landscaping will be in accordance with the phases shown on drawing P20-2253_18-1. No part of each phase of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority for that phase. The details shall include plans and measures addressing the following: i. Details of all existing trees and planting to be retained; ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce street hierarchy: CA1 Principal street with 30-35cm girth CA3 tree lined streets with 20	The delivery of the hard and soft landscaping will be in accordance with the phases shown on drawing ~~P20-2253_18-1~~. BR31285 JNP XX XX DR C 2007 P02 Phasing Plan. No part of ~~each phase~~ phases 2 - 4 inclusive of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority for that phase. The details shall include plans and measures addressing the following: i. Details of all existing trees and planting to be retained; ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce
37	**Access**	No dwelling within Phases 2 and 3 of the development as shown on drawing P20-2253_18-1 shall be first occupied until the works to provide only emergency, foot and cycle access onto Kings Barn Lane have been provided in accordance with the approved drawing T17583.018 REV A. The works shall be retained thereafter for these access purposes only, subject to complying with health and safety in terms of traffic management whilst part of the construction site as detailed in the agreed Construction Environmental Management Plan approved under condition 7 above.	No dwelling within Phases ~~2 and~~ 3 and 4 of the development as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until the works to provide only emergency, foot and cycle access onto Kings Barn Lane have been provided in accordance with the approved drawing T17583.018 REV A. The works shall be retained thereafter for these access purposes only, subject to complying with health and safety in terms of traffic management whilst part of the construction site as detailed in the agreed Construction Environmental Management Plan approved under condition 7 above.
38	**Pedestrian and Cycle Link**	No dwelling within Phase 3 of the development as shown on drawing P20-2253_18-1 shall be first occupied until a detailed scheme for the pedestrian/cycle link to Kings Barn Lane (east) as a connection to the Down Links Bridleway (NCN Route 223) has been submitted to and approved in writing by the Local Planning Authority, and provided in accordance with the approved details. and retained thereafter.	No dwelling within Phase ~~3~~ 4 of the development as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until a detailed scheme for the pedestrian/cycle link to Kings Barn Lane (east) as a connection to the Down Links Bridleway (NCN Route 223) has been submitted to and approved in writing by the Local Planning Authority, and provided in accordance with the approved details~~.~~ and retained thereafter.
43	**Risk Assessment**	The Reserved Matters application for housing development within Phase 3 as shown on drawing P20-2253_18-1 shall be accompanied by a risk assessment to address any safety impacts that may arise from the BESS facility on Kings Barn Lane, east of the site.	The Reserved Matters application for housing development within Phase ~~3~~ 4 as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be accompanied by a risk assessment to address any safety impacts that may arise from the BESS facility on Kings Barn Lane, east of the site.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision notice approves the following amended wording to the conditions imposed on planning permission DC/21/2233 listed below:

Amended Condition 3 (Parameters)
Submission of Reserved Matters:
(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate substantial compliance with the following Parameter, Phasing, and Open Space Strategy plans submitted as part of the Outline approval to fix the development principles:
Drawing P20-2253_13 Rev C: Land Use Parameters
Drawing P20-2253_14 Rev D: Building Heights Parameters
Drawing P20-2253_15 Rev E: Green and Blue Infrastructure Parameters
Drawing BR31285 JNP XX XX DR C 2007 P02: Phasing Plan
Drawing P20-2253_010 REV G Plan 2 - Open Space Strategy

(b) The submission of reserved matters applications pursuant to the outline approval shall demonstrate substantial compliance with the Design and Access Statement and Outline Design Code P20-2253 REV C submitted as part of the Outline approval to fix the development principles.

Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990

Amended Condition 8 (Finished Floor)
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).

Amended Condition 9 (Archaeological Works)
Pre-commencement Condition: No development, including enabling and groundworks, of each phase (phases 1 – 4 inclusive as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence unless:
i) in accordance with the programme of archaeological work secured within the approved WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION BY RPS GROUP Ref: JAC01000 March 2025 Kings Barn Lane, Steyning, West Sussex Site Code: SGL25 (approved under HDC planning reference DISC/25/0083 refers); and
ii) An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork; and
iii). Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

Amended Condition 10 (New Access)

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 the construction of the access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning By-Pass).

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015)

Amended Condition 12 (Foul Drainage Disposal)
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).

Amended Condition 13 (Surface Water Drainage Strategy)
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 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).

Amended Condition 14 (Traffic Noise Mitigation Scheme)
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 a scheme for protecting the proposed development from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels:
i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmax (bedrooms and living rooms with windows open).
iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr.

Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Amended Condition 23 (Contamination verification)
Pre-occupation Condition: The development in phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation).

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure

that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Amended Condition 24 (Surface Water Drainage Verification)
Pre-occupation Condition: Prior to first use of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan), a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme approved under the provisions of condition 5 above), must be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).

Amended Condition 30 (Landscaping)
Pre-occupation Condition: The delivery of the hard and soft landscaping will be in accordance with the phases shown on drawing BR31285 JNP XX XX DR C 2007 P02 Phasing Plan. No part of phases 2 - 4 inclusive of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority for that phase. The details shall include plans and measures addressing the following:
i. Details of all existing trees and planting to be retained;
ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce street hierarchy: CA1 Principal street with 30-35cm girth CA3 tree lined streets with 20- 25cm girth
iii. Details of all hard surfacing materials and finishes;
iv. Details of all boundary treatments;
v. Details of all external lighting;
vi. Ecological enhancement measures set out in the Tyler Grange Ecological Assessment (12345_R05a_RB_HM) dated 24 September 2021.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the relevant phase. Notwithstanding this requirement, unless otherwise agreed in writing with the Local Planning Authority, no more than 75% of the dwellings shall be occupied until the Local Equipped Area of Play and the Open Amenity Space (as defined in the Section 106 Agreement) are ready for use.

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022).

Amended Condition 37 (Access)
Pre-occupation Condition: No dwelling within Phases 3 and 4 of the development as shown on drawing BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until the works to provide only emergency, foot and cycle access onto Kings Barn Lane have been provided in accordance with the approved drawing T17583.018 REV A. The works shall be retained thereafter for these access purposes only, subject to complying with health and safety in terms of traffic management

whilst part of the construction site as detailed in the agreed Construction Environmental Management Plan approved under condition 7 above.

Reason: To provides safe and suitable access in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Amended Condition 38 (Pedestrian and Cycle Link)
Pre-occupation Condition: No dwelling within Phase 4 of the development as shown on drawing BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until a detailed scheme for the pedestrian/cycle link to Kings Barn Lane (east) as a connection to the Down Links Bridleway (NCN Route 223) has been submitted to and approved in writing by the Local Planning Authority, and provided in accordance with the approved details and retained thereafter.

Reason: To ensure that safe and suitable access onto the Public Right of Way network in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Amended Condition 43 (Risk Assessment)
Regulatory Condition: The Reserved Matters application for housing development within Phase 4 as shown on drawing BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be accompanied by a risk assessment to address any safety impacts that may arise from the BESS facility on Kings Barn Lane, east of the site.

Reason: To ensure safe occupation of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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: DC/25/0739
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	REF: KB/Let/P2185i COVER LETTER by ECE Planning Dated 25 April 2025		04.05.2025
Plans	Phasing Plan	BR31285 JNP XX XX DR C 2007 REV P02	04.05.2025
Supporting Docs	HDC email dated 30/05/2025 10:47am to ECE Planning (Planning Agent) Subject: DC/25/0739 NMA Glebe Farm Condition 9 Alternative wording		30.05.2025
Supporting Docs	ECE Planning email dated 30/05/2025 14:39pm to HDC Subject: DC/25/0739 NMA Glebe Farm. HDC alternative wording to Condition 9 (archaeology) agreed.		30.05.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 30-05-2025

Authorising Officer sign/initial Adrian Smith Date: 03/06/2025