



Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref: DISC/26/0049
Your ref: P2185ii Glebe DOC 8 and 12
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 29th April 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

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.

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

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

8. **Pre-commencement Condition** : 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).

Date of approval - 29th April 2026

12. **Pre-commencement Condition** : 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).

Date of approval - 29th April 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	ROOT BARRIER LAYOUT	L4860 JNP XX ZZ DR Z 2067 REV P02	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 1 OF 3)	L4860 JNP XX XX DR C 2060 REV P05	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 2 OF 3)	L4860 JNP XX XX DR C 2061 REV P05	02.04.2026
Plans	S104 DRAINAGE LAYOUT (SHEET 3 OF 3)	L4860 JNP XX XX DR C 2062 REV P05	02.04.2026
Plans	LANDSCAPE GENERAL ARRANGEMENT PLAN	TOR-XX-XX-DR-L-P-001 REV I	02.04.2026
Plans	TREE PIT DETAIL IN SOFT LANDSCAPED AREAS:	TOR-XX-ZZ-DR-L-P-101 REV C	02.04.2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 1 OF 6)	L4860 JNP XX Z1 DR C 2100 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 2 OF 6)	L4860 JNP XX Z1 DR C 2101 P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 3 OF 6)	L4860 JNP XX Z1 DR C 2102 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 4 OF 6)	L4860 JNP XX Z1 DR C 2103 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 5 OF 6)	L4860 JNP XX Z1 DR C 2104 REV P04	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 1 (SHEET 6 OF 6)	L4860 JNP XX Z1 DR C 2105 REV P05	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 1 OF 5)	L4860 JNP XX Z2 DR C 2201 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 2 OF 5)	L4860 JNP XX Z2 DR C 2202 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 3 OF 5)	L4860 JNP XX Z2 DR C 2203 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 4 OF 5)	L4860 JNP XX Z2 DR C 2204 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 2 (SHEET 5 OF 5)	L4860 JNP XX Z2 DR C 2205 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 1 OF 3)	L4860 JNP XX Z3 DR C 2301 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 2 OF 3)	L4860 JNP XX Z3 DR C 2302 REV P01	31/03/2026
Plans	EXTERNAL LEVELS-PHASE 3 (SHEET 3 OF 3)	L4860 JNP XX Z3 DR C 2303 REV P01	31/03/2026
Plans	S185 Drainage Diversion Layout	L4860 JNP XX XX DR Z	11/02/2026

		2041 Rev P01	
Plans	Utility Survey	29523D_T_UG 4	11/02/2026

Note to Applicant:

This decision notice purports permission for external levels of the development for Phases 2 - 4 inclusive ONLY, as the submitted External Levels Sheet suite does not cover the first phase of the development (DC/25/0739 NMA refers).

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control