



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0200

Land Parcel at 518476 111584, Kings Barn Lane, Steyning, West Sussex,

DESCRIPTION:

Application for approval of details reserved by condition 5 (materials and finishes) to approved application 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 bypass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works.

DETAILED DESCRIPTION:

Planning Application DC/21/2233 was permitted in 2024. This permitted 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.

Approval is now sought for the discharge of Condition 5 (Materials and finishes).

The details submitted comprises of an external material schedule which lists the finishing materials for each plot, including the colour and type for: main brick, main roof, doors and windows of all dwelling built form across the entire scheme.

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/25/0739	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.	Permitted 03-06-2025
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	Permitted 19-12-2025

ancillary and enabling works.

DC/26/0493	Non Material Amendment to previously approved application 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.) Regarding repositioning of dwellinghouse plots and eastern and western substations.	Permitted 15-04-2026
DC/26/0325	Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval 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. All matters reserved except for vehicular access from A283).	Permitted 20-05-2026

CONSULTATIONS AND REPRESENTATIONS

None received.

Other considerations

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

Condition 5 (Materials) reads as follows:

Pre-Commencement (Slab Level) Condition : No development above ground floor slab level of any part of each phase 2 - 4 of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the all building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in the interests of the landscape character of the surroundings and settings of the Listed Building and South Downs National Park, and in the interests of settlement character and surrounding built form in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and Policies 1, 2 and 3 of the Steyning Neighbourhood Development Plan (2022).

To address the requirements of Condition 5, the applicant has submitted an external material schedule.

The main bricks are Wienerberger Washington Red Multi, Forterra Oakthorpe Red Stock or Wienerberger Warnham Terracotta. The main roofs are Wienerberger Sandtoft 20/20 Antique Slate (Clay tile) or Wienerberger Sandtoft 20/20 Flander.

The schedule also sets out if there is any Black Cedral weatherboarding/ Terreal Rustique (sandfaced) tile hanging/ flint, and a glass reinforced plastic chimney. In the case of garages and carports, the garage brick will be one of the main bricks, the doors will be black, and the roofs will be either Wienerberger Sandtoft 20/20 Flanders or Wienerberger Sandtoft 20/20 Antique Slate (Clay tile). Doors are proposed to be black and windows are white.

Following discussions between the applicant, the Council's Conservation Officer and Planning Officer, the Wienerberger Warnham Terracotta has been replaced with the Wienerberger Multi Gilt Orange Stock as this is judged to exhibit a better texture, and a colour more in keeping with that approved within the Design and Access Statement under Reserved Matters (DC/25/1138).

Following this substitution, the Conservation Officer has reviewed the External Materials Schedule Rev 2 and is satisfied that the bricks and tiles all have some colour variation and texture and raises no objection.

The details pursuant to the condition 5 are therefore acceptable.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: DISC/26/0200

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	L4860 EXTERNAL MATERIALS SCHEDULE Glebe Farm, Kings Barn Lane, Steyning, West Sussex, BN44 3YR	REV 2	08/09/2026

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 29.09.2026

Authorising Officer sign/initial Matthew Porter Date: 29-09-2026