

8 June 2026

Horsham District Council
Albery House
Springfield Road
Horsham, West Sussex
RH12 2GB

PG/Let/P2185ii

Dear Sir / Madam,

Application for Discharge of Condition 18 pursuant to Outline Planning Permission Under Reference 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) at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-14987905** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 18 pursuant to application reference DC/26/0325 which was approved on 20 May 2026 for the aforementioned development. That Section 73 Permission made amendments to the original Outline scheme approved under DC/21/2233, which itself was approved on 29 November 2024.

Section 73 Application DC/26/0325 sought to remove water neutrality requirements following Natural England's position statement in November 2025, and constitutes the permission which Vistry Group are implementing.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference DC/26/0325 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex, as highlighted below.

- **Application Form**
- **Covering Letter**

Condition 18 (Utilities)

"No development above ground floor slab level shall commence until full details of all underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show coordination with the landscaping strategy and proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details."

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **PES-609641-004-00-GF-00-AS Part 1 of 2**
- **PES-609641-004-00-GF-00-AS Part 2 of 2**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

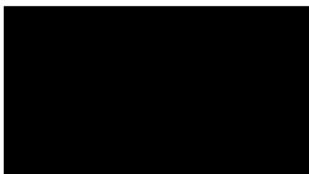
Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 18 as listed above, pursuant to application reference DC/26/0325 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

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

Yours sincerely



Chris Barker MATP MRTPI
Managing Director