

10 March 2026

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

JC/Let/P2185ii

Dear Sir, Madam

Application for Discharge of Condition 4 pursuant to Outline Planning Permission Reference DC/21/2233 (as amended by DC/25/0739) - 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 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-14767966 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 4 pursuant to application reference DC/21/2233 which received Outline Planning Permission on 29 November 2024 for the aforementioned development. This permission was subsequently amended by Non-material Amendment Application DC/25/0739 which approved minor changes to a series of conditions to allow the unencumbered delivery of the access roundabout as defined as Phase 1 of the development.

Condition 4 is required to be discharged prior to the commencement development.

It should be noted that the prior refusal of details submitted to discharge Condition 4 (ref. DISC/25/0384) was only on the basis that a decision was issued prior to full comments being received from the Environmental Health Officer. This application seeks to resubmit details and allow Environmental Health sufficient time to review the documents. We therefore encourage the Council not to prejudice this application on the basis of the prior refusal of details submitted for the discharge of Condition 4.

Condition 8 (Levels)

The development hereby permitted shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the Local Planning Authority:

(a) An intrusive site investigation, based on the findings and recommendations of the ASL Desk Study Report, to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete. The scheme shall be implemented as approved. Any changes to these components require the consent of the Local Planning Authority.

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

- ASL Report 288-20-087-10R1 Land off Kings Barn Lane Steyning - Ground Investigation.pdf
- GEA-21949ah-25-544 REVB with apps sml_Part1.pdf
- GEA-21949ah-25-544 REVB with apps sml_Part2.pdf
- GEA-21949ah-25-544 REVB with apps sml_Part3.pdf
- GEA-21949ah-25-544 REVB with apps sml_Part4.pdf
- GEA-21949ah-25-544 REVB with apps sml_Part5.pdf

Particular attention should be given to paragraphs 16.2.1 to 16.2.3 of the Geoenvironmental Assessment, which have been added to address prior concerns relating to made ground and the risks of contamination at depth.

We trust the accompanying drawings/documents establish sufficient management practices and adequately address these concerns to enable the full discharge of this condition.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 4 as stated above, pursuant to application reference DC/21/2233 (as amended by DC/25/0739) 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
ECE Planning



Chris Barker MATP MRTPI
Managing Director