



**Horsham
District
Council**

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

Our ref: DISC/26/0200
Your ref: P2185ii Glebe RM DOC 5
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 29th September 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 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.

Land Parcel at 518476 111584 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):

5. 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)

Date of approval - 29th September 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
Supporting Docs	L4860 EXTERNAL MATERIALS SCHEDULE Glebe Farm, Kings Barn Lane, Steyning, West Sussex, BN44 3YR	REV 2	08.09.2026

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