Horsham District Council

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

Application Number: DC/25/1138

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Vistry Homes Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

**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.**

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

to be carried out in accordance with Application No. DC/25/1138 submitted to the Council on 31/07/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 19/12/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | Lighting Design Booklet by prolectric | 2025045 REV E | 05.11.2025 |
| Plans | Street Lighting Layout 1 of 2 | EVO20034304-LD-001 REV A | 11.08.2025 |

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| Plans | Street Lighting Layout 2 of 2 | EVO20034304-LD-002 REV A | 11.08.2025 |
| Plans | Condition 26 – lighting Plan for Bats (REV C) | | 05.11.2025 |
| Plans | Proposed Parking Plan | 21.1600.2000 REV D | 24.11.2025 |
| Plans | Proposed Storey Heights Plan | 21.1600.2010 REV C | 05.11.2025 |
| Plans | Proposed Boundary Treatment Plan | 21.1600.2020 REV C | 05.11.2025 |
| Plans | Proposed Materials Plan | 21.1600.2030 REV C | 05.11.2025 |
| Plans | Proposed Refuse Strategy Plan | 21.1600.2040 REV C | 05.11.2025 |
| Plans | Proposed Housing Tenure Plan | 21.1600.2050 REV C | 05.11.2025 |
| Plans | Proposed Character Areas Plan | 21.1600.2060 REV C | 05.11.2025 |
| Plans | Proposed House Type Distribution Plan | 21.1600.2070 REV C | 05.11.2025 |
| Plans | Proposed Road Hierarchy Plan | 21.1600.2080 REV C | 05.11.2025 |
| Plans | Proposed Path Hierarchy Plan | 21.1600.2100 REV A | 05.11.2025 |
| Plans | Illustrative Street Scenes (Part 1) | 21.1600.3000 REV D | 15.10.2025 |
| Plans | Illustrative Street Scenes (Part 2) | 21.1600.3001 REV D | 05.11.2025 |
| Plans | Illustrative Street Scenes (Part 3) | 21.1600.3002 REV C | 05.11.2025 |
| Plans | Illustrative Street Scenes (Part 4) | 21.1600.3003 REV A | 05.11.2025 |
| Plans | House Type Maisonette - V1 (Plans) | 21.1600.4000 | 07.07.2025 |
| Plans | House type Maisonette - V1 (Elevations) | 21.1600.4001 | 07.07.2025 |
| Plans | House Type T236 (V1) Plans and Elevations | 21.1600.4050 | 07.07.2025 |
| Plans | House Type T236 - V2 (Plans & Elevations) | 21.1600.4051 | 07.07.2025 |
| Plans | House Type T236 - V3 (Plans & Elevations) | 21.1600.4052 | 15.10.2025 |
| Plans | House Type M242 - V1 (Plans & Elevations) | 21.1600.4100 | 07.07.2025 |
| Plans | House Type M242 - V2 (Plans & Elevations) | 21.1600.4101 REV A | 05.11.2025 |
| Plans | House Type M242 - V3 (Plans & Elevations) | 21.1600.4102 REV A | 05.11.2025 |

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| Plans | House Type M242 - V4 (Plans & Elevations) | 21.1600.4103 | 07.07.2025 |
| Plans | House Type M242 - V5 (Plans & Elevations) | 21.1600.4104 REV A | 05.11.2025 |
| Plans | House Type M242 - V6 (Plans & Elevations) | 21.1600.4105 | 07.07.2025 |
| Plans | House Type M242 - V7 (Plans & Elevations) | 21.1600.4106 REV A | 05.11.2025 |
| Plans | House Type M242 - V8 (Plans & Elevations) | 21.1600.4107 REV A | 05.11.2025 |
| Plans | House Type M242 - V9 (Plans & Elevations) | 21.1600.4108 | 07.07.2025 |
| Plans | House Type M242 - V10 (Plans & Elevations) | 21.1600.4109 | 07.07.2025 |
| Plans | House Type M242 - V11 (Plans & Elevations) | 21.1600.4110 REV A | 05.11.2025 |
| Plans | House Type M241 - V1 (Plans & Elevations) | 21.1600.4150 REV A | 05.11.2025 |
| Plans | House Type M241 - V2 (Plans & Elevations) | 21.1600.4151 REV A | 05.11.2025 |
| Plans | House Type M241 - V3 (Plans & Elevations) | 21.1600.4152 | 07.07.2025 |
| Plans | House Type M241 - V4 (Plans & Elevations)) | 21.1600.4153 | 07.07.2025 |
| Plans | House Type M241 - V5 (Plans & Elevations) | 21.1600.4154 REV A | 05.11.2025 |
| Plans | House Type M241 - V6 (Plans & Elevations) | 21.1600.4155 REV A | 05.11.2025 |
| Plans | House Type T341 - V1 (Plans & Elevations) | 21.1600.4200 REV A | 05.11.2025 |
| Plans | House Type T352 - V1 (Plans & Elevations) | 21.1600.4250 REV A | 05.11.2025 |
| Plans | House Type T352 - V2 (Plans & Elevations) | 21.1600.4251 REV A | 07.07.2025 |
| Plans | House Type T352 - V3 (Plans & Elevations) | 21.1600.4252 | 07.07.2025 |
| Plans | House Type T352 - V4 (Plans & Elevations) | 21.1600.4253 REV A | 05.11.2025 |
| Plans | House Type T352 - V5 (Plans & Elevations) | 21.1600.4254 REV A | 05.11.2025 |
| Plans | House Type M474 - V6 (Elevations) | 21.1600.4707 | 07.07.2025 |
| Plans | House Type M474 - V7 (Plans & Elevations) | 21.1600.4708 | 07.07.2025 |
| Plans | House Type M474 - V8 (Plans & Elevations) | 21.1600.4709 REV A | 05.11.2025 |
| Plans | House Type M474 - V9 (Plans) | 21.1600.4710 REV A | 05.11.2025 |

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| Plans | House Type M474 - V9 (Elevations) | 21.1600.4711 REV A | 05.11.2025 |
| Plans | House Type M474 - V10 (Plans) | 21.1600.4712 | 07.07.2025 |
| Plans | House Type M474 - V10 (Elevations) | 21.1600.4713 REV A | 05.11.2025 |
| Plans | House Type M474 - V11 (Plans & Elevations) | 21.1600.4714 | 05.11.2025 |
| Plans | House Type M474 - V12 (Plans & Elevations) | 21.1600.4715 | 05.11.2025 |
| Plans | House Type M474 - V13 (Plans & Elevations) | 21.1600.4716 | 05.11.2025 |
| Plans | House Type T462 - V1 (Plans) | 21.1600.4750 REV A | 05.11.2025 |
| Plans | House Type T462 - V1 (Elevations) | 21.1600.4751 REV A | 05.11.2025 |
| Plans | House Type T462 - V2 (Plans) | 21.1600.4752 | 07.07.2025 |
| Plans | House Type T462 - V2 (Elevations) | 21.1600.4753 | 07.07.2025 |
| Plans | House Type T462 - V3 (Plans) | 21.1600.4754 | 07.07.2025 |
| Plans | House Type T462 - V3 (Elevations) | 21.1600.4755 | 07.07.2025 |
| Plans | House Type T462 - V4 (Plans) | 21.1600.4756 | 05.11.2025 |
| Plans | House Type T462 - V4 (Elevations) | 21.1600.4757 | 05.11.2025 |
| Plans | House Type T462 - V5 (Plans) | 21.1600.4758 | 05.11.2025 |
| Plans | House Type T462 - V5 (Elevations) | 21.1600.4759 | 05.11.2025 |
| Plans | House Type T462 - V4 (Plans) | 21.1600.4800 REV A | 05.11.2025 |
| Plans | House Type M467- V1 (Elevations) | 21.1600.4801 REV A | 05.11.2025 |
| Plans | House Type M467- V2 (Plans) | 21.1600.4802 REV A | 05.11.2025 |
| Plans | House Type M467- V2 (Elevations) | 21.1600.4803 REV A | 05.11.2025 |
| Plans | House Type M467- V3 (Plans) | 21.1600.4804 REV A | 05.11.2025 |
| Plans | House Type M467- V3 (Elevations) | 21.1600.4805 REV A | 05.11.2025 |
| Plans | House Type M467- V4 (Plans) | 21.1600.4806 | 05.11.2025 |
| Plans | House Type M467- V4 (Elevations) | 21.1600.4807 | 05.11.2025 |
| Plans | House Type T571 - V1 (Plans) | 21.1600.4850 REV A | 05.11.2025 |
| Plans | House Type T571 - V1 (Elevations) | 21.1600.4851 REV A | 05.11.2025 |
| Plans | House Type T571 - V2 (Plans) | 21.1600.4852 REV A | 05.11.2025 |
| Plans | House Type T571 - V2 (Elevations) | 21.1600.4853 REV A | 05.11.2025 |
| Plans | House Type T571 - V3 (Plans) | 21.1600.4854 REV A | 05.11.2025 |
| Plans | House Type T571 - V3 (Elevations) | 21.1600.4855 REV A | 05.11.2025 |

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| Plans | House Type T581 - V1 (Plans) | 21.1600.4900 | 07.07.2025 |
| Plans | House Type T581 - V1 (Elevations) | 21.1600.4901 REV A | 05.11.2025 |
| Plans | House Type T581 - V2 (Plans) | 21.1600.4902 REV A | 05.11.2025 |
| Plans | House Type T581 - V2 (Elevations) | 21.1600.4903 REV A | 05.11.2025 |
| Plans | House Type T581 - V3 (Plans) | 21.1600.4904 | 05.11.2025 |
| Plans | House Type T581 - V3 (Elevations) | 21.1600.4905 | 05.11.2025 |
| Plans | House Type T581 - V4 (Plans) | 21.1600.4906 | 05.11.2025 |
| Plans | House Type T581 - V4 (Elevations) | 21.1600.4907 | 05.11.2025 |
| Plans | House Type T591 - V1 (Plans) | 21.1600.4950 REV A | 07.07.2025 |
| Plans | House Type T591 - V1 (Elevations) | 21.1600.4951 REV A | 05.11.2025 |
| Plans | House Type T591 - V2 (Plans) | 21.1600.4952 REV A | 05.11.2025 |
| Plans | House Type T591 - V2 (Elevations) | 21.1600.4953 REV A | 05.11.2025 |
| Plans | House Type T591 - V3 (Plans) | 21.1600.4954 REV A | 07.07.2025 |
| Plans | House Type T591 - V3 (Elevations) | 21.1600.4955 | 07.07.2025 |
| Plans | House Type T341 (A) V1 (Plans & Elevations) | 21.1600.5150 | 05.11.2025 |
| Plans | House Type T341 (A) V2 (Plans & Elevations) | 21.1600.5151 | 05.11.2025 |
| Plans | House Type T341 (A) V3 (Plans & Elevations) | 21.1600.5152 | 05.11.2025 |
| Plans | House Type T341 (A) V4 (Plans & Elevations) | 21.1600.5153 | 05.11.2025 |
| Plans | House Type M452 V1 (Plans & Elevations) | 21.1600.5200 | 05.11.2025 |
| Plans | House Type M452 V2 (Plans) | 21.1600.5201 | 05.11.2025 |
| Plans | House Type M452 V2 (Elevations) | 21.1600.5202 | 05.11.2025 |
| Plans | House Type M452 V3 (Plans & Elevations) | 21.1600.5203 | 05.11.2025 |
| Plans | Proposed Flat Block A - V1 (Plans) | 21.1600.5000 | 07.07.2025 |
| Plans | Proposed Flat Block A - V1 (Elevations) | 21.1600.5001 | 07.07.2025 |
| Plans | Proposed Flat Block A - V2 (Plans) | 21.1600.5002 | 07.07.2025 |
| Plans | Proposed Flat Block A - V2 (Elevations) | 21.1600.5003 | 07.07.2025 |
| Plans | Proposed Flat Block B (Plans) | 21.1600.5050 REV B | 05.11.2025 |
| Plans | Proposed Flat Block B (Elevations) | 21.1600.5051 REV B | 05.11.2025 |
| Plans | Proposed Flat Block C (Plans - A) | 21.1600.5100 REV A | 05.11.2025 |
| Plans | Proposed Flat Block C (Plans - B) | 21.1600.5101 REV A | 05.11.2025 |

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| Plans | Proposed Flat Block C (Elevations) | 21.1600.5102 REV A | 05.11.2025 |
| Plans | House Type M354 - V2 (Elevations) | 21.1600.4402 | 07.07.2025 |
| Plans | House Type M354 - V3 (Plans) | 21.1600.4403 | 07.07.2025 |
| Plans | House Type M354 - V3 (Elevations) | 21.1600.4404 | 07.07.2025 |
| Plans | House Type M354 - V4 (Plans & Elevations) | 21.1600.4405 | 07.07.2025 |
| Plans | House Type M354 - V5 (Plans & Elevations) | 21.1600.4406 | 05.11.2025 |
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| Plans | House Type M355 - V1 (Plans & Elevations) | 21.1600.4450 | 07.07.2025 |
| Plans | House Type T364 - V1 (Plans) | 21.1600.4500 | 07.07.2025 |
| Plans | House Type T364 - V1 (Elevations) | 21.1600.4501 | 07.07.2025 |
| Plans | House Type T364 - V2 (Plans) | 21.1600.4502 | 07.07.2025 |
| Plans | House Type T364 - V2 (Elevations) | 21.1600.4503 | 07.07.2025 |
| Plans | House Type T364 - V3 (Plans) | 21.1600.4504 REV A | 05.11.2025 |
| Plans | House Type T364 - V3 (Elevations) | 21.1600.4505 REV B | 05.11.2025 |
| Plans | House Type T364 - V4 (Plans & Elevations) | 21.1600.4506 | 07.07.2025 |
| Plans | House Type Kirdford - V1 (Plans) | 21.1600.4550 REV B | 05.11.2025 |
| Plans | House Type Kirdford - V1 (Elevations) | 21.1600.4551 REV B | 05.11.2025 |
| Plans | House Type Kirdford - V2 (Plans & Elevations) | 21.1600.4552 REV B | 05.11.2025 |
| Plans | House Type Kirdford - V3 (Plans & Elevations) | 21.1600.4553 REV A | 05.11.2025 |
| Plans | House Type M461 - V1 (Plans) | 21.1600.4600 REV A | 05.11.2025 |
| Plans | House Type M461 - V1 (Elevations) | 21.1600.4601 REV A | 05.11.2025 |
| Plans | House Type M472 - V1 (Plans) | 21.1600.4650 REV A | 05.11.2025 |
| Plans | House Type M472 - V1 (Elevations) | 21.1600.4651 REV A | 05.11.2025 |
| Plans | House Type M472 - V2 (Plans) | 21.1600.4652 REV A | 05.11.2025 |
| Plans | House Type M472 - V2 (Elevations) | 21.1600.4653 REV A | 05.11.2025 |
| Plans | House Type M472 - V3 (Plans) | 21.1600.4654 | 07.07.2025 |
| Plans | House Type M472 - V3 (Elevations) | 21.1600.4655 | 07.07.2025 |

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| Plans | House Type M474 - V1 (Plans) | 21.1600.4700 REV A | 05.11.2025 |
| Plans | House Type M474 - V1 (Elevations) | 21.1600.4701 REV A | 05.11.2025 |
| Plans | House Type M474 - V2 (Plans & Elevations) | 21.1600.4702 REV A | 05.11.2025 |
| Plans | House Type M474 - V3 (Plans & Elevations) | 21.1600.4703 REV A | 05.11.2025 |
| Plans | House Type M474 - V4 (Plans & Elevations) | 21.1600.4704 | 07.07.2025 |
| Plans | House Type M474 - V5 (Plans & Elevations) | 21.1600.4705 REV A | 05.11.2025 |
| Plans | House Type M474 - V6 (Plans) | 21.1600.4706 | 07.07.2025 |
| Plans | Utility Survey | 29523_T_UG REV 4 | 31.07.2025 |
| Plans | Impermeable Areas Sheet 1 of 2 | BR31285 JNP XX XX DR C 2005 REV P05 | 05.11.2025 |
| Plans | Impermeable Areas Sheet 2 of 2 | BR31285 JNP XX XX DR C 2006 REV P05 | 05.11.2025 |
| Plans | External Levels Layout (Sheet 1 of 4) | BR31285 JNP XX-DR-C-2009 REV P03 | 31.07.2025 |
| Plans | External Levels Layout (Sheet 2 of 4) | BR31285 JNP XX XX DR C 2010 REV P03 | 31.07.2025 |
| Plans | External Levels Layout (Sheet 3 of 4) | BR31285 JNP XX XX DR C 2011 REV P03 | 31.07.2025 |
| Plans | External Levels Layout (Sheet 4 of 4) | BR31285 JNP XX XX DR C 2012 REV P03 | 31.07.2025 |
| Plans | Flood Routing Layout | BR31285 JNP XX XX DR C 2013 REV P05 | 05.11.2025 |
| Plans | Mains Drainage Layout | BR31285 JNP XX XX DR C 2016 REV P05 | 05.11.2025 |
| Plans | Proposed Garages (Plans & Elevations) | 21.1600.7000 REV A | 05.11.2025 |
| Plans | Proposed Ancillary (Plans & Elevations) | 21.1600.7001 REV B | 05.11.2025 |
| Plans | As Existing Site Location plan | 21.1600.0001 | 15.10.2025 |
| Plans | As Existing Block plan | 21.1600.0002 | 15.10.2025 |
| Plans | Proposed Site Layout | 21.1600.1000 REV BC | 05.11.2025 |
| Plans | S278 lighting Proposed Location | EVO20034455-LD- | 07.07.2025 |

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| | Plan | 001 REV A | |
| Supporting Statement | Stormwater Harvesting System Technical Note by aquality | AQ-VIS-RE-25-735 REV 1 | 07.07.2025 |
| Plans | Sheets 1 of 5 inclusive Tree Protection Plan | VHY24820-03 REV C | 03.09.2025 |
| Plans | Sheet 1 of 7 inclusive Trail Hole Drawing Overview | PES-609641-009-00-GF-00-00 REV B | 03.09.2025 |
| Plans | Landscape General Arrangement | TOR-XX-XX-DR-L-P-001 REV F | 05.11.2025 |
| Plans | Hardworks and Boundaries 1 of 9 | TOR-XX-XX-DR-L-P-002 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 2 of 9 | TOR-XX-XX-DR-L-P-003 REV C | 11.08.2025 |
| Plans | Hardworks and Boundaries 3 of 9 | TOR-XX-XX-DR-L-P-004 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 4 of 9 | TOR-XX-XX-DR-L-P-005 REV D | 05.11.2025 |
| Plans | Hardworks and Boundaries 5 of 9 | TOR-XX-XX-DR-L-P-006 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 6 of 9 | TOR-XX-XX-DR-L-P-007 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 7 of 9 | TOR-XX-XX-DR-L-P-008 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 8 of 9 | TOR-XX-XX-DR-L-P-009 REV E | 05.11.2025 |
| Plans | Hardworks and Boundaries 9 of 9 | TOR-XX-XX-DR-L-P-0010 REV E | 05.11.2025 |
| Plans | Softworks 1 of 9 | TOR-XX-XX-DR-L-P-011 REV E | 05.11.2025 |
| Plans | Softworks 2 of 9 | TOR-XX-XX-DR-L-P-012 REV E | 05.11.2025 |
| Plans | Softworks 3 of 9 | TOR-XX-XX-DR-L-P-013 REV E | 05.11.2025 |
| Plans | Softworks 4 of 9 | TOR-XX-XX-DR-L-P-014 REV E | 05.11.2025 |
| Plans | Softworks 5 of 9 | TOR-XX-XX-DR-L-P-015 REV E | 05.11.2025 |
| Plans | Softworks 6 of 9 | TOR-XX-XX-DR-L-P-016 REV E | 05.11.2025 |
| Plans | Softworks 7 of 9 | TOR-XX-XX-DR-L-P-017 REV E | 05.11.2025 |
| Plans | Softworks 8 of 9 | TOR-XX-XX-DR-L-P-018 REV E | 05.11.2025 |
| Plans | Softworks 9 of 9 | TOR-XX-XX-DR-L-P-019 REV E | 05.11.2025 |
| Plans | Landscape Key Plan | TOR-XX-XX-DR-L-P-020 REV D | 05.11.2025 |

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| Plans | Enabling Works Structural Planting | TOR-XX-XX-DR-L-P-021 REV D | 05.11.2025 |
| Plans | PROW 2585 Upgrade 2m Option | TOR-XX-XX-DR-L-P-022 | 11.08.2025 |
| Plans | TREE PLAN Section A-AA | TOR-XX-XX-DR-L-P-023 REV B | 05.11.2025 |
| Plans | TREE PLAN Section B-BB | TOR-XX-XX-DR-L-P-024 REV B | 05.11.2025 |
| Plans | TREE PLAN Section C-CC | TOR-XX-XX-DR-L-P-025 REV B | 05.11.2025 |
| Plans | TREE PLAN Section D-DD | TOR-XX-XX-DR-L-P-026 REV B | 05.11.2025 |
| Plans | TREE PLAN SECTIONS E -EE AND F-FF | TOR-XX-XX-DR-L-P-027 | 05.11.2025 |
| PLANS | Planting Schedule | TOR-XX-XX-SH-L-P-001 REV E | 05.11.2025 |
| Plans | Tree pit detail in soft landscaped areas | TOR-XX-ZZ-DR-L-P-101 REV C | 05.11.2025 |
| Plans | Furniture details | TOR-XX-ZZ-DR-L-P-103 REV A | 05.11.2025 |
| Plans | House Type T352 - V5 (Elevations) | 21.1600.4255 | 07.07.2025 |
| Plans | House Type T352 - V6 (Plans & Elevations) | 21.1600.4256 | 07.07.2025 |
| Plans | House Type T352 - V7 (Plans & Elevations) | 21.1600.4257 REV A | 05.11.2025 |
| Plans | House Type M361 - V1 (Plans & Elevations) | 21.1600.4300 | 07.07.2025 |
| Plans | House Type M361 - V2 (Plans & Elevations) | 21.1600.4301 | 07.07.2025 |
| Plans | House Type M361 - V3 (Plans & Elevations) | 21.1600.4302 REV A | 05.11.2025 |
| Plans | House Type M361 - V3 (Elevations) | 21.1600.4303 | 07.07.2025 |
| Plans | House Type M361 - V4 (Plans & Elevations) | 21.1600.4304 | 07.07.2025 |
| Plans | House Type M361 - V5 (Plans & Elevations) | 21.1600.4305 | 07.07.2025 |
| Plans | House Type M361 - V6 (Plans & Elevations) | 21.1600.4306 REV A | 05.11.2025 |
| Plans | House Type M361 - V7 (Plans & Elevations) | 21.1600.4307 REV A | 05.11.2025 |
| Plans | House Type M361 - V8 (Plans & Elevations) | 21.1600.4308 | 07.07.2025 |
| Plans | House Type M361 - V9 (Plans & Elevations) | 21.1600.4309 REV A | 05.11.2025 |
| Plans | House Type M361 - V10 (Plans & Elevations) | 21.1600.4310 REV A | 05.11.2025 |
| Plans | House Type M361 - V11 (Plans & | 21.1600.4311 REV | 05.11.2025 |

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| | Elevations) | A | |
| Plans | House Type M361 - V12 (Plans & Elevations) | 21.1600.4312 | 07.07.2025 |
| Plans | House Type M361 - V13 (Plans) | 21.1600.4313 | 07.07.2025 |
| Plans | House Type M361 - V13 (Elevations) | 21.1600.4314 | 07.07.2025 |
| Plans | House Type M361 - V14 (Plans & Elevations) | 21.1600.4315 | 05.11.2025 |
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| Plans | House Type M356 - V1 (Plans & Elevations) | 21.1600.4350 REV A | 05.11.2025 |
| Plans | House Type M356 - V2 (Plans & Elevations) | 21.1600.4351 | 07.07.2025 |
| Plans | House Type M356 - V3 (Plans & Elevations) | 21.1600.4352 REV A | 05.11.2025 |
| Plans | House Type M356 - V4 (Plans & Elevations) | 21.1600.4353 REV A | 05.11.2025 |
| Plans | House Type M356 - V5 (Plans & Elevations) | 21.1600.4354 REV A | 05.11.2025 |
| Plans | House Type M356 - V6 (Plans & Elevations) | 21.1600.4355 REV A | 05.11.2025 |
| Plans | House Type M356 - V7 (Plans & Elevations) | 21.1600.4356 | 07.07.2025 |
| Plans | House Type M356 - V9 (Plans & Elevations) | 21.1600.4358 | 05.11.2025 |
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| Plans | House Type M354 - V1 (Plans & Elevations) | 21.1600.4400 | 07.07.2025 |
| Plans | House Type M354 - V2 (Plans) | 21.1600.4401 | 07.07.2025 |

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Pre-Commencement Condition** : No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

i. All trees on the site shown for retention on approved Tree Protection Plan VHY24820-03 REV C Sheets 1 to 5 inclusive as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

ii. Once installed, the fencing shall be maintained during the development works and until all machinery and surplus materials have been removed from the site. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved Tree Protection Plan VHY24820-03 REV C Sheets 1 to 5 inclusive.

iii. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree

protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

iv. Before any work begins on site, the person(s) responsible for supervising the works must meet the Arboricultural Officer of the Local Planning Authority, on site, so the Arboriculturist Officer can supervise that the tree protection measures have been installed in accordance with the approved Tree Protection Plan VHY24820-03 REV C Sheets 1 to 5 inclusive. All works shall be carried out in strict accordance with the approved details.

Notwithstanding Condition No. 11 imposed on outline planning permission DC/21/2233, where there is conflict, the details as approved in this condition of the Reserved Matters Approval shall prevail.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping 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 visual amenity 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)

3 **Pre-Commencement (slab level) Condition** : Prior to the commencement of development above floor slab level of each phase 2 - 4 of the development hereby permitted, a scheme of noise mitigation, informed by details submitted pursuant to conditions nos. 14, 15, and 16 of planning permission DC/21/2233 and including mechanical ventilation sufficient to prevent overheating and maintain thermal comfort, shall be submitted to and approved in writing by the Local Planning Authority

The scheme shall include, but not be limited to, performance details and a glazing plan sufficient to ensure noise levels do not exceed NR30 at night in all plots identified as requiring mitigation. The overheating assessment shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered [including consideration of DSY 2] as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall also include performance details and a glazing plan sufficient to achieve the habitable room and amenity space standards as detailed in BS8233:2014, with no relaxation for exceptional circumstances and appropriate consideration of LAmax.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (slab level) Condition** : No development above ground floor slab level of each phase 2 - 4 of the development hereby permitted shall commence until a management and maintenance plan for the stormwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- Detail on the likely contaminants associated with the stormwater harvesting system, including contaminants associated with the components of the proposed system.
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for water being used and the likely contaminants.
- Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and considering the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.

- Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To maintain the environmental quality of water used for consumption and prevent contamination to protect human health and the environment in accordance with Policy 24 of the Horsham District Planning Framework (2015).

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)

6 **Pre-Occupation Condition** : Prior to the first occupation of any part of each phase of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- A Management responsibilities plan that aligns with the Landscape Environmental Management Plan secured under Condition no. 25 of planning permission DC/21/2233 that demonstrates the exclusion of easement land within the development from private title deed ownership, including outside of plot demise of units 233, 234, 235, and 244, 245.
- Details of all existing trees and planting to be retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with ecological enhancement measures
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels, and review to resolve drawing inconsistences between HARDWORKS AND BOUNDARIES 1 OF 9 and PARAMETER PLANS PROPOSED ROAD HIERARCHY PLAN
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials, and review of fencing around open spaces/LAPS.
- Details of minor artefacts and structures - such as bin stores, cycle stores, street furniture, play equipment and signage - including location, size, colour and specification

- Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Details of all play equipment, covered seating and shelter, and associated surfacing and street furniture
- Proposed and existing services above and below ground - such as drainage, power, communication cables and pipelines - including lines, manholes, supports and other technical features
- Details of all external lighting
- Explore additional hedgerow (native mix over easements) along the south boundary to plots 233, 234, and 245.
- Review wildflower meadow mix to basins 2 and 3
- Additional 1 no. street tree on verge between plots 117 - 115, and
- Landscape buffer/ boundary treatment details to the southern extent of the application site in relation to existing dwellings along Kings Barn Lane, plots 108 - 114, to be agreed by the Local Planning Authority in consultation with local Ward Members

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and settlement character and built form of the surroundings, and in the interests of visual amenity and 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 visual amenity 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).

7 **Pre-Occupation Condition** : Prior to occupation a final verification report shall be submitted to and approved in writing by the local Planning authority which confirms that all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under condition no. 3 above have been completed. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition** : The building services plant room shall not be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of the residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition** : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings and settings of the Listed Building and South Downs National Park, and in the interests of visual amenity 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).

10 **Regulatory Condition** : All works shall be executed in full accordance with the submitted VHY24820ams REV C 26/08/2025 Arboricultural Method Statement by ACD Environmental.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in in the interests of the landscape and character of the surroundings and settings of the Listed Building and South Downs National Park, and in the interests of visual amenity 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).

11 **Regulatory Condition** : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development not already shown on the approved drawings and/or otherwise agreed in writing pursuant to a condition imposed on this decision notice, shall be installed, erected, constructed or placed within the curtilages of plots hereby permitted without express planning consent from the Local Planning Authority first being obtained, as listed below:

- Plots 89, 107, 108, 121, 233, 234, 245: Schedule 2 Part 1 Classes A, B, C, and E
- Plots 233 - 245 inclusive and associated ancillary buildings: Schedule 2 Part 1 Classes B and C and Schedule 2 Part 14 Class A
- Plots 254 - 265 inclusive and associated ancillary buildings: Schedule 2 Part 1 Classes B and C and Schedule 2 Part 14 Class A

Reason: To protect the privacy of adjacent occupiers and in the interests of the landscape and character of the surroundings and settings of the Listed Building and South Downs National Park, and in the interests of visual amenity 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).

**Note to Applicant**
The applicant is advised that details pursuant to discharge of condition 5 (materials and finishes) should include details of any renewable solar PV and/or apparatus on the roofs of buildings.

**Note to Applicant**
At the 16th December 2025 Committee meeting Members expressed their concerns on fire safety pertaining to the BESS and the introduction of new dwellings in its proximity and encourage the developer and BESS operator to continue to engage on this matter.

**Note to Applicant**
Members encourage the developer to further walking and cycling provisions to the Glebe scheme.

**Note to Applicant – Community Infrastructure Levy (CIL):**
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

**Note to Applicant:**
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.

## ADDITIONAL INFORMATION

**Planning Permission – Important Provisos**
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

**Compliance with the Approved Plans and Conditions**
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

**Amendments**
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the

standard application form and you should consult with us, to establish the correct type of application to be made.

**Monitoring**
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

**Conditions Compliance**
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

**Right of Appeals**
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.