

17 July 2026

FAO Matthew Porter
Development Management
Horsham District Council
Albery House, Springfield Road,
Horsham, RH12 2GB

JC/Let/P2185vi

Dear Mr Porter,

Application for Non Material Amendment under Section 96A to Outline Permission DC/26/0325 for approval of additional documents under Condition 7 (CEMP: Biodiversity) at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

This letter is submitted in support of a Section 96A Non Material Amendment Application to approve supplemental information in addition to that already approved by Condition 7 of Outline Planning Permission granted on 20 May 2026 under reference DC/26/0325. This is to allow for the resubmission of details pursuant to Condition 7, to enable an altered routing of underground high voltage cables.

In prior correspondence with the Case Officer dated 9 July 2026, informal approval was given for changes to details approved by Condition 7 and considered to be non material in nature. This application is therefore submitted for completeness.

Context and Rationale

The proposed resubmission and additions to the Construction Environmental Management Plan for Biodiversity (hereafter the 'Biodiversity CEMP') are necessitated by the need to alter the location of high voltage cables running through the site, as confirmed by UK Power Networks. The resultant ecological implications of this rerouting require amendments to the Biodiversity CEMP approved under condition discharge application DISC/25/0384 for Condition 7.

Following the approval of Section 73 Amendment Application DC/26/0325, Condition 7 was reworded as compliance only as follows:

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

The development hereby permitted shall be carried out in accordance with the details and measures approved in the CEMP: Biodiversity approved under planning decision notice DISC/25/0384. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

The condition therefore allows for amendments where agreed in writing, and for this reason this application seeks to agree further detail reserved by Condition 7 to address the impacts on protected species arising from the laying of the high voltage cables and takes the form of additional documents to be considered as part of the Biodiversity CEMP.

For the avoidance of doubt, all documents previously submitted and approved in relation to Condition 7 have been resubmitted with this application for completeness.

Due to the sensitive nature of these materials, we request that all relevant documents be redacted or withheld from the public record, as appropriate.

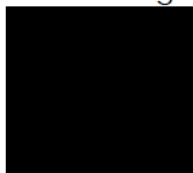
Conclusion

To summarise, this application seeks to approve supplemental information in addition to that already approved by Condition 7 of permission under reference DC/26/0325 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

We trust that this amendment is considered non material in nature and approved accordingly.

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