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Matthew Porter
Development Management
Albery House
Springfield Road
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25 April 2025
Ref: KB/Let/P2185i

Dear Mr Porter

Section 96A Non-Material Minor Amendment Application: Proposed minor changes to approved development permitted under Full Planning Application DC/21/2233 for 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.

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

This letter has been submitted to Horsham District Council via the Planning Portal under reference **PP-13973070**; the following documents have been submitted in support of the application:

- Application form
- Notice Form and Letters
- Covering Letter and Appendix 1:
- Amended Phasing Plan BR31285 JNP XX XX DR C 2007 P02

This Section 96A application relates to Non-Material Amendments to the previously approved Full Planning Permission (reference DC/21/2233) granted on 29 November 2024.

Proposed Non-Material Amendment

This application is seeking approval of Non-Material Amendments to various conditions to allow unfettered delivery of the approved access roundabout off the Steyning Bypass (A283) as the first phase of the development in line with Condition 10 of the Outline Planning Permission.

Managing Director
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Following approval of Outline Planning Permission, Vistry have undertaken detailed feasibility work to ascertain sequencing for the most efficient delivery of the development once Reserved Matters are approved. In line with the requirements of Condition 10 (set out below for ease), recommended by West Sussex County Council Highway Authority (WSCC HA), Vistry intend to deliver the access roundabout and associated Section 278 (S278) works on the Steyning Bypass as the first element of the construction.

> **Condition 10 (as approved):** *Other than the access roundabout and associated works, the development shall not be commenced until the access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning Bypass). Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

In addition, Vistry have undertaken a series of public engagement sessions which highlighted the importance of swift delivery of the main approved point of access from the Steyning Bypass and to avoid bringing construction traffic through the surrounding local and more minor road network. Residents of Kings Barn Lane were particularly concerned about any use of the emergency access for construction traffic (and in general) during the construction phases, further emphasising the importance locally of swift delivery of the approved access.

The access and associated works, approved under the Outline Planning Permission (DC/21/2233) represent a significant piece of infrastructure which Vistry are content to deliver early and utilise throughout the construction and operational phase as the onlyl access, ensuring vehicles and construction traffic avoids the surrounding more minor/ residential routes. However, the works represent a notable upfront cost and as such, it is important that their delivery does not inadvertently trigger requirements associated with the residential phases which are liable for Community Infrastructure Levy (CIL), which would place an unreasonable financial burden on the first phase.

This Non-Material Amendment application is therefore necessary to ensure that the delivery of the access works is not inadvertently fettered by triggering the unrelated requirements associated with the residential phases and thus avoids placing an inappropriate financial burden on the early delivery phases. This application simply clarifies and provides certainty that the access represents the first phase of construction, which does not include any buildings/ residential development for which CIL would be liable and thus allows unfettered delivery of the access. No material changes are proposed to the approved conditions or Outline Planning Permission, the amendments are for clarification and provide certainty around the delivery and associated requirements.

For the avoidance of doubt, this submission is supported by a complete list of all the conditions as approved along with a list of the proposed amended conditions at Appendix 1. The proposal seeks to supersede the existing approved phasing plan with the proposed new phasing plan (BR31285 JNP XX XX DR C 2007 P02) which simply adds an additional phase to encompass the approved access and associated S278 highway works (Phase 1), the three residential phases remain as per the approved plan. The proposed amendments to the relevant conditions then refer to the updated plan number and relevant construction phases. Should the council's assessment deem it necessary to make any further amendments to the approved conditions, we would request that these are shared prior to issuing any decision.

We trust this submission is sufficiently detailed and complete however should there be any need for further information or clarification, we would be very happy to oblige. We are of the view that the proposed alterations are modest and non-material in nature and we respectfully anticipate the Council can successfully consider the changes as non-material amendments to the extant permission.

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

Appendix 1: Existing and Proposed Conditions – DC/21/2233

No.	Description	Existing conditions	Proposed amended conditions
1	**Approved Plans**	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 Plans Proposed pedestrian/cycle/emergency Access - Segregation Option T17583 018 REV A 26.07.2022 Plans Site Location P20-2253_16 28.09.2021 Plans Proposed Site Access Layout Toucan Crossing Option T17583 017 REV D 26.07.2022 Reason: For the avoidance of doubt and in the interest of proper planning.	No change
2	**Time Limit**	(a) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") for each phase shall be submitted to, and approved in writing by, the local planning authority before any development takes place on the relevant phase and the development shall be carried out as approved. (b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. (c) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.	No change

3	**Parameters**	(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate substantial compliance with the following Parameter, Phasing, and Open Space Strategy plans submitted as part of the Outline approval to fix the development principles: Drawing P20-2253_13 Rev C: Land Use Parameters Drawing P20-2253_14 Rev D: Building Heights Parameters Drawing P20-2253_15 Rev E: Green and Blue Infrastructure Parameters Drawing P20-2253_18-1: Phasing Drawing P20-2253_010 REV G Plan 2 - Open Space Strategy (b) The submission of reserved matters applications pursuant to the outline approval shall demonstrate substantial compliance with the Design and Access Statement and Outline Design Code P20-2253 REV C submitted as part of the Outline approval to fix the development principles. Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990	(a) The submission of reserved matters applications pursuant to this outline approval shall demonstrate substantial compliance with the following Parameter, Phasing, and Open Space Strategy plans submitted as part of the Outline approval to fix the development principles: Drawing P20-2253_13 Rev C: Land Use Parameters Drawing P20-2253_14 Rev D: Building Heights Parameters Drawing P20-2253_15 Rev E: Green and Blue Infrastructure Parameters Drawing ~~P20-2253_18-1: Phasing~~ BR31285 JNP XX XX DR C 2007 P02: Phasing Plan Drawing P20-2253_010 REV G Plan 2 - Open Space Strategy (b) The submission of reserved matters applications pursuant to the outline approval shall demonstrate substantial compliance with the Design and Access Statement and Outline Design Code P20-2253 REV C submitted as part of the Outline approval to fix the development principles. Reason: To enable the Local Planning Authority to control the development in detail to ensure Reserved Matters compliance with development principles fixed at outline and to comply with Section 92 of the Town and Country Planning Act 1990

4	**Contamination**	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. Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).	No change.

5	**Surface Water Drainage Strategy**	Prior to commencement of development, in accordance with the submitted FRA (Flood Risk Assessment, PJS Land Development, dated January 2022 with document reference PJSL20-11-FRA-01F) and drawing number PJSL20-11-004 Rev E (Drainage Strategy Plan, 21.07.23), detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The scheme shall address the following matters: i. If infiltration is proven to be unfavourable, then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority. These post development runoff rates will be attenuated to the equivalent Greenfield rate for all rainfall events up to and including the 1% annual probability. The discharge location for surface water runoff will be confirmed to connect with the wider watercourse network. ii. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). iii. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the: · 3.33% annual probability critical rainfall event plus climate change	No change.

		to show no above ground flooding on any part of the site. · 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. iv. The design of the basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. v. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary. vi. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge. VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. Include	

		following if appropriate. vii. Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details. Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 163, 165 and 170 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development, and to comply with Policy 38 of the Horsham District Planning Framework (2015).	

6	**CEMP**	No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include details of the following relevant measures: i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location; ii. A description of management responsibilities; iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust; iv. Site working hours and a named person for residents to contact; v. Detailed Site logistics arrangements; the loading and unloading of plant, materials and waste; the storage of plant and materials used in construction of the development, vi. Details regarding parking, deliveries, and storage by site operatives and visitors; vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring; viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; ix. Details of public engagement and Communication procedures with the local community prior to and during construction works x. Details of traffic construction routing to and from the site xi. Anticipated number, frequency and types of vehicles used during construction, xii. The method of access and routing of vehicles during construction, xiii. The erection and maintenance of security hoarding, xiv. The provision of wheel washing facilities and other works	No change.

		required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders) The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase. Reason: In the interests of highway safety and the amenities of the area, ecological and biodiversity interests, and in accordance with Policies 24, 33(2) and 40 of the Horsham District Planning Framework (2015).	

7	**CEMP**	As part of each reserved matters application and prior to commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: i. Risk assessment of potentially damaging construction activities. ii. Identification of "biodiversity protection zones". iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). iv. The location and timing of sensitive works to avoid harm to biodiversity features. v. The times during construction when specialist ecologists need to be present on site to oversee works. vi. Responsible persons and lines of communication. vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. viii. Use of protective fences, exclusion barriers and warning signs. ix. Details of any lighting required. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the	No change

		Horsham District Local Plan and Policy 1 of the Steyning Neighbourhood Development Plan (2022).	

8	**Finished floor**	No development shall commence for each dwelling until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to, and approved in writing by, the Local Planning Authority for that dwelling. The development shall be completed in accordance with the approved details. Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and setting of the South Downs National Park in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence ~~for each dwelling~~ until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to, and approved in writing by, the Local Planning Authority for that dwelling. The development shall be completed in accordance with the approved details. Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and setting of the South Downs National Park in accordance with Policies 25, 30, 33 of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).

9	**Archaeological Works**	No development shall take place until a programme of archaeological work has been secured in accordance with an overarching Written Scheme of Investigation that has been submitted to, and approved in writing by, the Local Planning Authority. i. Each phase of the development (as set out in the above Written Scheme of Investigation and which shall be in accordance with the phasing shown on drawing P20-2253_18-1), including enabling and groundworks, shall not be commenced until a corresponding phase of on-site archaeological fieldwork has been completed to a scope agreed with the Local Planning Authority and their archaeological advisors to allow development of that phase to begin. ii. An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork. iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors. Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall take place until a programme of archaeological work has been secured in accordance with an overarching Written Scheme of Investigation that has been submitted to, and approved in writing by, the Local Planning Authority. i. Each phase of the development (as set out in the above Written Scheme of Investigation and which shall be in accordance with the phasing shown on drawing BR31285 JNP XX XX DR C 2007 P02 Phasing Plan ~~P20-2253_18-1~~), including enabling and groundworks, shall not be commenced until a corresponding phase of on-site archaeological fieldwork has been completed to a scope agreed with the Local Planning Authority and their archaeological advisors to allow development of that phase to begin. ii. An initial summary report will be provided following completion of each phase of onsite archaeological fieldwork. iii. Following the completion of the archaeological fieldwork for all phases of the site, a scheme of assessment reporting, analysis, publication and dissemination of results and archive deposition will be undertaken to a scope that is to be agreed in advance with the local planning authority and their archaeological advisors. Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015)

10	**New Access**	Other than the access roundabout and associated works, the development shall not be commenced until the access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning By-Pass). Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence until the construction of the ~~Other than the access roundabout and associated works, the development shall not be commenced until the~~ access roundabout serving the development has been constructed for its operational use in accordance with the details shown on drawings T17583.017 REV D and T17583.019 (the latter showing a controlled pedestrian and cyclist toucan crossing on Steyning By-Pass). Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11	**Arboricultural Method Statement**	No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement informed by the already submitted ARBORICULTURE TECHNICAL NOTE Glebe Farm, Steyning 1234_R07a_10th October 2022_RL_JP_CW by Tyler Grange detailing on a plan all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to, and approved in writing by, the Local Planning Authority, and until the following preliminaries have been completed in the sequence set out below: - All trees on the site shown for retention in the approved Arboricultural Method Statement, 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). - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. - 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	No change.

		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. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022).	

12	**Foul Drainage Disposal**	No development shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter. Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence unless and until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works required to facilitate that dwelling have been completed. The foul drainage system shall be retained as approved thereafter. Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).
13	**Surface Water Drainage Strategy**	Construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details. Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected and to comply with Policy 38 of the Horsham District Planning Framework (2015).	~~Construction shall not begin~~ No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details. Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected and to comply with Policy 38 of the Horsham District Planning Framework (2015).

14	**Traffic Noise Mitigation Scheme**	No development shall take place on site until a scheme for protecting the proposed development from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels: i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open) ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmax (bedrooms and living rooms with windows open). iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).	No development of phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) shall commence ~~shall take place on site~~ until a scheme for protecting the proposed development from road traffic noise has been submitted to, and approved in writing by, the Local Planning Authority. The proposed scheme shall achieve the following noise levels: i. Internal day time (0700 - 2300) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open) ii. Internal night time (2300 - 0700) noise levels shall not exceed 30dB LAeq with individual noise events not exceeding 45dB LAmax (bedrooms and living rooms with windows open). iii. Garden/external amenity spaces should not exceed 55 dB LAeq, 16hr. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).
15	**Accoustic Impact Assessment**	Prior to the commencement above ground floor slab level of the development, a detailed assessment of the acoustic impact on proposed dwellings arising from the operation of adjacent battery energy storage facility shall be provided. The acoustic impact assessment shall be undertaken by a competent person in accordance with BS 4142:2014. The assessment shall be submitted to the Local Planning Authority together with recommendations for a scheme of attenuation measures, including ventilation sufficient to prevent overheating and maintain thermal comfort, to mitigate any adverse impacts identified in the acoustic assessment. The scheme shall be submitted to and approved in writing by the Local Planning Authority. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).	No change

16	**Ventilation Scheme**	i. Prior to the commencement above ground floor slab level of the development, a scheme of attenuation measures, including 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 fully implement the recommendations of the acoustic impact assessments required under conditions 14 and 15 above, including performance details and a glazing plan, sufficient to ensure noise levels do not exceed NR30 at night in all bedrooms identified as requiring mitigation in condition 14 above. ii. Prior to occupation a final verification report of all the works which form part of the scheme approved under a) shall be submitted to and approved in writing by the Local Planning authority. All work must be carried out by suitably qualified person and the approved noise, attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use of the development in accordance with the approved details. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).	No change

17	**Landscaping**	No development above ground floor slab level shall commence until a plan showing all areas where advance planting is to be delivered at the various stages of the project, including enabling works stage for any structural planting along buffer zones (including southern boundary and key mitigation and integration measures) that are to be retained / enhanced and then those that can progress alongside with the phasing on drawing P20-2253_18-1, has been submitted to and approved by the Local Planning Authority. The advance planting so agreed shall thereafter be carried out in accordance with the approved details. Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the 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 and 2 of the Steyning Neighbourhood Development Plan (2022).	No change
18	**Underground 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. 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	No change

		amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).	
19	**Water Efficiency Measures**	No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system, including management and maintenance plan, required by the approved water neutrality strategy (Technical Note 1: Water Neutrality Statement Date: 20 August 2024 Site: Glebe Farm, Steyning, Horsham by Motion) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity. Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).	No change

20	**Biodiversity**	As part of each reserved matters application and prior to ground floor slab level of any development, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following: i. Purpose and conservation objectives for the proposed enhancement measures; ii. detailed designs to achieve stated objectives; iii. locations of proposed enhancement measures by appropriate maps and plans; iv. persons responsible for implementing the enhancement measures; v. details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter. Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015).	No change
21	**Water Neutrality Strategy**	No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.	No change

		Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).	
22	**Noise Mitigation Measures**	The development hereby approved shall not be occupied until all the works which form part of the scheme for protecting the proposed development from noise as approved by the Local Planning Authority under the provisions of conditions 14 and 15 and 16 above have been completed. All works which form part of the approved scheme for that respective dwelling shall be completed prior to first occupation of that dwelling. The approved scheme shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority. Reason: To preserve the amenity of the future residents of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).	No change
23	**Contamination verification**	The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4 above, unless otherwise agreed in writing by the Local Planning Authority. Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to	The development in phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan) hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the contamination remediation scheme required and approved under the provisions of condition 4 above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4 above, unless otherwise agreed in writing by the Local Planning Authority.

		humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).	Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).
24	**Surface Water Drainage verification**	Prior to first use of each phase of the development a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme approved under the provisions of condition 5 above), must be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms. Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).	Prior to first use of ~~each phase of the development~~ phases 2 - 4 inclusive (as shown on BR31285 JNP XX XX DR C 2007 P02 Phasing Plan), a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme approved under the provisions of condition 5 above), must be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of "as built" drawings plus photographs of excavations (including soil profiles/horizons), any installation of any surface water drainage structures and control mechanisms. Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policy 2 of the Steyning Neighbourhood Development Plan (2022).

25	**LEMP**	As part of each reserved matters application and prior to the first occupation of any dwelling, a Landscape and Ecological Management Plan (LEMP) must have been submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following: i. Description and evaluation of features to be managed. ii. Ecological trends and constraints on site that might influence management. iii. Aims and objectives of management. iv. Appropriate management options for achieving aims and objectives. v. Prescriptions for management actions vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). vii. Details of the body or organisation responsible for implementation of the plan. viii. Ongoing monitoring and remedial measures and future maintenance responsibilities and prescriptions for all areas of land including a plan showing parties responsible for the maintenance of different areas and their contact details including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility. The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured and the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that	No change

		conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and the development shall thereafter be maintained in accordance. Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022).	

26	**Lighting Design Scheme**	As part of each reserved matters application and prior to first occupation of any dwelling, a lighting design scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022).	No change

27	**Fire Hydrants**	Prior to the first occupation of any dwelling/unit forming part of the proposed development the developer will, at their own expense, install the required fire hydrants (or in a phased programme if a large development) in locations to be submitted to and approved by the Local Planning Authority to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. Reason: To ensure fire hydrants are provided for fire safety in accordance with Policy 32 of the Horsham District Planning Framework (2015).	No change
28	**Public Rights of Way**	No part of the development shall be first occupied until such time as plans, details and construction specification showing the proposed works for any Public Right of Way within the development site boundary have been submitted to and approved in writing by the Local Planning Authority after consultation with the Highway Authority. Reason: To ensure that suitable materials are used for the Public Right of Way works and to provides safe and suitable access in accordance with Policy 40 of the Horsham District Planning Framework (2015).	No change
29	**Electric Vehcile Charging**	No dwelling shall be first occupied until Electric Vehicle Charging spaces have been provided for that respective dwelling in accordance with plans and details to be submitted to and approved in writing at Reserved Matters by the Local Planning Authority. The Electric Vehicle Charging parking spaces shall thereafter be retained as such. Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015).	No change

30	**Landscaping**	The delivery of the hard and soft landscaping will be in accordance with the phases shown on drawing P20-2253_18-1. No part of each phase of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority for that phase. The details shall include plans and measures addressing the following: i. Details of all existing trees and planting to be retained; ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce street hierarchy: CA1 Principal street with 30-35cm girth CA3 tree lined streets with 20- 25cm girth iii. Details of all hard surfacing materials and finishes; iv. Details of all boundary treatments; v. Details of all external lighting; vi. Ecological enhancement measures set out in the Tyler Grange Ecological Assessment (12345_R05a_RB_HM) dated 24 September 2021. 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 relevant phase. Notwithstanding this requirement, unless otherwise agreed in writing with the Local Planning Authority, no more than 75% of the dwellings shall be occupied until the Local Equipped Area of Play and the Open Amenity Space (as defined in the Section 106 Agreement) are ready for use. 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	The delivery of the hard and soft landscaping will be in accordance with the phases shown on drawing ~~P20-2253_18-1~~. BR31285 JNP XX XX DR C 2007 P02 Phasing Plan. No part of ~~each phase~~ phases 2 - 4 inclusive of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority for that phase. The details shall include plans and measures addressing the following: i. Details of all existing trees and planting to be retained; ii. Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and to adhere to the following specifications to tree sizes at key corridors/important links and to reinforce street hierarchy: CA1 Principal street with 30-35cm girth CA3 tree lined streets with 20- 25cm girth iii. Details of all hard surfacing materials and finishes; iv. Details of all boundary treatments; v. Details of all external lighting; vi. Ecological enhancement measures set out in the Tyler Grange Ecological Assessment (12345_R05a_RB_HM) dated 24 September 2021. 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 relevant phase. Notwithstanding this requirement, unless otherwise agreed in writing with the Local Planning Authority, no more than 75% of the dwellings shall be occupied until the Local Equipped Area of Play and the Open Amenity Space (as defined in the Section 106 Agreement) are ready for use. Unless otherwise agreed as part of the approved landscaping, no

		lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained 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.	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 or retained 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.

31	**Refuse Storage**	No part of each phase of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved at Reserved Matters in writing by the Local Planning Authority for that phase. No dwelling shall be first occupied until the facilities serving the respective dwelling has been provided. Once provided the facilities shall thereafter be retained for use at all times.	No change
32	**Parking Spaces**	No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with plans and details to be submitted to and approved at Reserved Matters in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.	No change
33	**Access Routes**	No part of each phase of the development shall be first occupied until details of the road(s), footways, cycle ways serving that phase of the development have been provided in accordance with plans and details to be submitted to and approved at Reserved Matter stage by the Local Planning Authority.	No change
34	**Vehicular Access**	No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented in accordance with plans and details to be submitted to and approved at Reserved Matter stage by the Local Planning Authority. The parking, turning and access facilities shall thereafter be retained as such.	No change
35	**Cycle Storage**	No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved at Reserved Matter stage by the Local Planning Authority. The covered and secure cycle parking spaces shall thereafter be retained as such.	No change

36	**Broadband**	No dwelling shall be first occupied until the necessary inbuilding physical infrastructure and necessary external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection serving the respective dwelling has been provided.	No change
37	**Access**	No dwelling within Phases 2 and 3 of the development as shown on drawing P20-2253_18-1 shall be first occupied until the works to provide only emergency, foot and cycle access onto Kings Barn Lane have been provided in accordance with the approved drawing T17583.018 REV A. The works shall be retained thereafter for these access purposes only, subject to complying with health and safety in terms of traffic management whilst part of the construction site as detailed in the agreed Construction Environmental Management Plan approved under condition 7 above.	No dwelling within Phases ~~2 and~~ 3 and 4 of the development as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until the works to provide only emergency, foot and cycle access onto Kings Barn Lane have been provided in accordance with the approved drawing T17583.018 REV A. The works shall be retained thereafter for these access purposes only, subject to complying with health and safety in terms of traffic management whilst part of the construction site as detailed in the agreed Construction Environmental Management Plan approved under condition 7 above.
38	**Pedestrian and Cycle Link**	No dwelling within Phase 3 of the development as shown on drawing P20-2253_18-1 shall be first occupied until a detailed scheme for the pedestrian/cycle link to Kings Barn Lane (east) as a connection to the Down Links Bridleway (NCN Route 223) has been submitted to and approved in writing by the Local Planning Authority, and provided in accordance with the approved details. and retained thereafter.	No dwelling within Phase ~~3~~ 4 of the development as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be first occupied until a detailed scheme for the pedestrian/cycle link to Kings Barn Lane (east) as a connection to the Down Links Bridleway (NCN Route 223) has been submitted to and approved in writing by the Local Planning Authority, and provided in accordance with the approved details~~.~~ and retained thereafter.
39	**Ecology**	All mitigation and enhancement measures and/or works have been submitted to, and approved in writing by, the Local Planning Authority. These should be in accordance with the details contained in the Ecological Assessment 12345_R05a (Tyler Grange, September 2021) and the Ecology Tech Note for Access 12345_R08a (Tyler Grange, October 2022), unless otherwise agreed in writing by the Local Planning Authority. This may include the appointment of an appropriately competent person e.g.	No change

		an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.	
40	**Public Rights of Way**	The existing Public Right of Way within the site shall remain undisturbed throughout the course of construction unless either legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way to be retained within the site shall be protected by being clearly demarcated, signed and fenced, as may be approved by the Local Planning Authority after consultation with the Highway Authority, throughout the course of the development. Reason: To ensure safe and suitable Public Right of Way access in accordance with Policy 40 of the Horsham District Planning Framework (2015).	No change
41	**Travel Plan**	As each dwelling is occupied, the Travel Plan T17583 Rev B (Hub Transport Planning, January 2023) as already submitted with the planning application and agreed in principle with the Local Planning Authority, shall be implemented, monitored for a minimum of 5 years, and shall be updated in agreement with the Local Planning Authority. Reason: To encourage and promote sustainable transport in accordance with Policy 40 of the Horsham District Planning Framework (2015).	No change

42	**Works Time Restriction**	No works for the implementation of the development hereby approved shall take place outside of 08:00 (8am) hours to 18:00 (6pm) hours of the same day, Mondays to Fridays, and 08:00 (8am) hours to 13:00 (1pm) hours on Saturdays nor at any time on Sundays, Bank or public Holidays.	No change
43	**Risk Assessment**	The Reserved Matters application for housing development within Phase 3 as shown on drawing P20-2253_18-1 shall be accompanied by a risk assessment to address any safety impacts that may arise from the BESS facility on Kings Barn Lane, east of the site.	The Reserved Matters application for housing development within Phase ~~3~~ 4 as shown on drawing ~~P20-2253_18-1~~ BR31285 JNP XX XX DR C 2007 P02 Phasing Plan shall be accompanied by a risk assessment to address any safety impacts that may arise from the BESS facility on Kings Barn Lane, east of the site.