



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1183

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

DESCRIPTION:

Non Material Amendment to previously approved application DC/26/0325 (Removal of conditions 19 and 21 (water neutrality) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline 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. All matters reserved except for vehicular access from A283)) for approval of additional documents under condition 7 (CEMP: Biodiversity).

DETAILED DESCRIPTION:

This application seeks approval for amendment to Condition 7 (CEMP: Biodiversity) of previously approved application DC/26/0325. The amendment sought seeks to approve supplemental information in additional to that already approved by Condition 7 of planning permission DC/26/0325.

This supplemental information comprises a resubmitted Construction Environmental Management Plan (CEMP): Biodiversity (Ecosupport Final Date of Issue 23rd May 2025) and additional Technical Note (bats) (Ecosupport dated 23rd June 2025) and Phase II Badger Report and Badger Survey & Mitigation (Eco Support dated 9th July, 2026)

Context and Rationale

The supplemental information is to enable an altered routing of underground high voltage cables. The need to alter the location of high voltage cables running through the site is confirmed by UK Power Networks. The resultant ecological implications of this rerouting requires certain additional mitigation measures to those set out in the CEMP: Biodiversity that is subject of condition 7 of the Section 73 Amendment Application DC/26/0325 (and as originally approved under condition discharge application DISC/25/0384).

Condition 7

Regulatory Condition: 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.

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

RELEVANT PLANNING HISTORY:

DC/21/2233	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.	Permitted 29/11/2024
DC/25/0739	Non-Material Amendment to application DC/21/2233 (Outline for up to 265 dwellings, demolition of No. 37 Kings Barn Lane, and provision of vehicular access from the A283 Steyning by-pass), to allow delivery of approved	Permitted 03-06-2025

access roundabout off the Steyning Bypass (A283) as first phase of the development in line with Condition 10 of the Outline Planning Permission.

DISC/25/0384	Application for Approval of Details Reserved by Conditions 4 (contamination); 5 (surface water drainage scheme); 6 (Construction Environmental Management Plan); 7 Construction Environmental Management Plan (CEMP: Biodiversity); 9 (archaeological works) parts (i) & (ii) ONLY and 11 (Arboricultural Method Statement) to approved application DC/21/2233 (Outline application for up to 265 dwellings).	Permitted 6 th March 2026
DC/25/1138	Approval of Reserved Matters following the Outline Planning Permission (reference DC/21/2233) relating to the Appearance, Landscaping, Layout and Scale for 265no. dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works.	Permitted 19-12-2025
DC/26/0325	Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (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. All matters reserved except for vehicular access from A283).	Permitted 20/05/2026
DC/26/0493	Non Material Amendment to previously approved application DC/25/1138 (Approval of Reserved Matters following the Outline Planning Permission (reference DC/21/2233) relating to the Appearance, Landscaping, Layout and Scale for 265no. dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works.) Regarding repositioning of dwellinghouse plots and eastern and western substations.	Permitted 15/04/2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF) Aug 2026

Horsham District Planning Framework (2015):

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 9 - Employment Development
- Policy 15 – Housing Provision
- Policy 16 – Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 30 – Protected Landscapes
- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 – Community Facilities, Leisure and Recreation

Steyping Neighbourhood Development Plan (2019-2031)

SNDP1: Green Infrastructure & Biodiversity
SNDP2: Responsible Environmental Design
SNDP3: Contribution to Character
SNDP4: Improving Our Facilities
SNDP5: Local Green Space

Horsham District Local Plan (2023-40) (Regulation 19)

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Strategic Policy HA17: Steyping

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

West Sussex Waste Local Plan (2014)

South Downs Local Plan (Adopted 2 July 2019 (2014-33))

Strategic Policy SD4: Landscape Character
Strategic Policy SD6: Safeguarding Views
Strategic Policy SD8: Dark Night Skies

Supplementary Planning Guidance:

HDC Planning Obligations and Affordable Housing Supplementary Planning Document (2017)
HDC Community Infrastructure Levy (CIL) Charging Schedule (2017)
WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

Other Guidance:

HDC Sports, Open Space and Recreation Assessment (2014)
HDC Open Space, Sport & Recreation Review (2021)
HDC Steyping Character Assessment (2019)

Air Quality and Emissions Mitigation Guidance for Sussex (2020)
HDC Planning Advice Note: Biodiversity and Green infrastructure (2022)
HDC Planning Advice Note: Shaping Development in Horsham District (2025)
Steyping Conservation Area Appraisal and Management Plan (HDC, Jan 2018)
The South Downs Partnership Management Plan 2026-31
The South Downs National Park: View Characterisation and Analysis (LUC, November 2015)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations: HDC Ecology:

Additional documents required as plans now include newly located rerouting, which required amendment to previously secured document. Satisfied information appropriate and should be secured as part of the amendment.

Parish Comments: None received.

Representations: None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The current wording of Condition 7 of DC/26/0325 requires the development be built out in accordance with the CEMP: Biodiversity approved under DISC/25/0384. It is necessary to substitute and supplement certain mitigation measures set out in that control document with additional mitigation measures for the developer to implement the revised high voltage cable routing.

In the context of the overall approved development of 265 units across a new housing estate, the adjusted routing has no material change to the overall implementation and completion of the wider scheme subject to approval of the additional mitigation measures; and impacts arising to protected and priority species and habitats as result of the revised cable routing have been mitigated via the additional measures in the submitted supplemental evidence.

There is no material impact to conclusions previously drawn at Reserved Matters on other environmental matters, such as heritage, drainage, ecology and lighting, traffic and local highway network capacity, and neighbour amenity (as implementation of the revised cable routing would be carried out in accordance with the previously approved Construction Environmental Management Plan under application reference DISC/25/0384, including agreed access arrangements).

There are no other planning constraints in the existing permission that would restrict the acceptability to implement the revised cable routing.

Overall Conclusion

In conclusion, this application seeks to pragmatic additional mitigations to those set out in the previously approved CEMP: Biodiversity, to enable timely delivery of the scheme in line with requirements of UK Power Networks and a practical delivery perspective. The proposed amendments are considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision notice approves the following amended wording to condition 7 imposed on planning permission DC/26/0325 listed below:

7 Regulatory Condition: The development hereby permitted shall be carried out in accordance with the details and measures approved in the CEMP: Biodiversity (Ecosupport Final Date of Issue 23rd May 2025), additional Technical Note (bats) (Ecosupport dated 23rd June 2025) and Phase II Badger Report (Eco Support dated 9th July, 2026), and Badger Survey & Mitigation (Eco Support dated 9th July, 2026). The details and measures so approved shall be adhered to and implemented throughout the construction period, 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 Horsham District Local Plan and Policy 1 of the Steyning Neighbourhood Development Plan (2022).

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/26/1183

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Construction Environmental Management Plan (CEMP): Biodiversity (Ecosupport Final Date of Issue 23rd May 2025)		24.07.2026
Supporting Docs	Technical Note (bats) (Ecosupport dated 23rd June 2025)		24.07.2026
Supporting Docs	Phase II Badger Report and Survey & Mitigation (Eco Support dated 9th July, 2026)		24.07.2026

DELEGATED

