

1 July 2026

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

JC/Let/P2185v

Dear Mr Porter,

Application for Non Material Amendment under Section 96A to Outline Permission DC/26/0325 for alterations to the phasing plan 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 alter the phasing of Outline Planning Permission granted on 20 May 2026 under reference DC/26/0325. Phasing is proposed to be altered to facilitate demolition of the existing property at 37 Kings Barn Lane within an earlier phase to deliver water to the site and consequently facilitate implementation of the residential units.

For context, a prior Non Material Amendment under reference DC/25/0739 introduced a phasing plan to the original Outline Permission (DC/21/2233). This was approved on 3 June 2025 and included an additional phase to deliver the access as the first phase before the housing on the main site. Under that approved phasing plan, demolition of the existing property at 37 Kings Barn Lane was defined as part of Phase 3 of the development. In line with a newly proposed phasing plan, this application seeks to allow demolition of 37 Kings Barn Lane and delivery of water supply infrastructure in the location of the demolished building as part of Phase 2 of the development.

As such, Condition 3 is proposed to be amended to reference the new phasing plan as follows:

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
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3) Regulatory Condition (Reserved Matters):

(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 BR31285-JNP-XX-XX-DR-C-2007-P02: Phasing Plan~~ Drawing BR31285-JNP-XX-XX-DR-C-2007-P03 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.

In addition, Conditions 8, 10, 12, 13, 14, 23, 24, 30, 37, 38, and 43 are requested to reference the updated Phasing Plan (BR31285-JNP-XX-XX-DR-C-2007 P03 Phasing Plan) accordingly.

Rationale

The proposed amendments to the phasing have been necessitated by both Southern Water's asset requirements and physical site constraints. Southern Water have informally advised that they are unlikely to support the installation of a bulk meter in front of an existing property prior to demolition. This is primarily because the proposed location would not represent the final adoptable position of the asset and may be subject to disturbance, damage, or the need for diversion as part of the demolition and redevelopment works. As such, it would not meet their criteria for a compliant, permanent installation.

From a practical and technical perspective, there is also insufficient space within the current site arrangement to facilitate a compliant connection to a bulk meter ahead of demolition. The presence of the existing structure restricts access, working room, and the ability to achieve the minimum clearance distances required for safe excavation, installation, and future maintenance. This would present both health and safety concerns and a risk of non-compliance with GTC and Water Industry specifications (including NJUG guidelines and standard installation practices).

Accordingly, even if installation of the bulk meter were approved in principle without the demolition of 37 Kings Barn Lane, it would not be possible to proceed with a connection at this stage. The installation and connection would therefore need to be deferred until after demolition, when sufficient space is available to ensure a compliant and adoptable arrangement. This would lead to a costly delay in the delivery of the housing in phase 2.

Enabling the demolition of 37 Kings Barn Lane prior to Phase 3 is therefore required to enable the delivery of Phase 2 in a way that is technically feasible and acceptable to Southern Water. This would be carried out from the agreed upon access arrangements as set out in the Construction Management Plan submitted under application reference DISC/25/0384.

There are no planning constraints in the existing permission that would restrict the demolition of 37 Kings Barn Lane at an earlier phase, however under the current phasing plan, it would result in a significant financial burden to Vistry in terms of the CIL liability with payments for phase 3 being brought forward to phase 2. This would be disproportionate and significantly affect the cashflow and viability of the delivery and would undermine the principle of the agreed phasing of CIL secured under the current permission.

This amendment is therefore considered non-material to the planning permission but would have significant benefits to the delivery of the scheme. Demolition of 37 Kings Barn Lane already has full planning approval under Outline (DC/26/0325) and reserved matters (DC/25/1138) permissions, and can be completed earlier within the proposed phasing without knock-on effects to the requirements of the planning permission or wider phasing scheme.

Conclusion

In summary, this application seeks to amend the phasing of Outline Planning Permission under reference DC/26/0325 and consequent amendments to conditions 3, 8, 10, 12, 13, 14, 23, 24, 30, 37, and 43.

The proposed amendments constitute a pragmatic alteration to the phasing to enable timely delivery of the scheme in line with requirements from both Southern Water and a practical delivery perspective.

We trust that this amendment is considered non-material in nature and can be 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