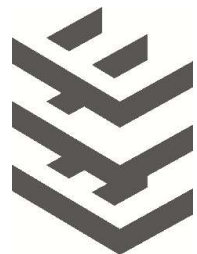


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Planning and Affordable Housing Statement

Land North of Glebe Farm Steyning

June 2025



Project Name: Land North of Glebe Farm, Steyning

Location Land North of Glebe Farm and Kings Barn Lane,
Kings Barn Lane, Steyning,
West Sussex, BN44 3YR

Client: Vistry Homes Limited

File Reference: P2185

Issue	Date	Author	Checked	Notes
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PL2	29.05.2025	R Hoad	R Hoad	Client Issue
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1. Introduction

- 1.1. This Planning & Affordable Housing Statement has been prepared on behalf of **Vistry Homes Limited** in support of the Reserved Matters (RM) application for the development of 265no. residential units at Land North of Glebe Farm, Steyning.
- 1.2. The Reserved Matters application is for:
- ‘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’.***
- 1.3. Part a) of Condition 2 of DC/21/2233 which was granted on 29 November 2024 states; *‘Outline Permission: (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’.* Condition 2 therefore requires submission of the details pertaining to the Appearance, Landscaping, Layout and Scale of the development. This proposed Reserved Matters planning application therefore seeks detailed permission for the aforementioned matters to deliver 265no. dwellings.
- 1.4. In accordance with the S106 Legal Agreement, it is proposed that 40% of the 265no. dwellings would be delivered as affordable housing, which equates to 106no. dwellings. The tenure split is for 70% affordable / social rent and the remaining intermediate housing . The Legal Agreement also secured public open space provision, along with contributions towards: travel plan monitoring, Bramber Brooks Nature Reserve, upgrades to public right of way in the vicinity of the site, including the Downs Link Bridleway which runs along the eastern boundary.
- 1.5. This Statement sets out the relevant background for the determination of the application including a description of the site and its surroundings, the relevant planning history, relevant planning policy and how the development responds to it, details of the development proposal and an assessment of the relevant planning considerations. The submission has also sought to provide a significant level of additional information pertaining to a number of the conditions on the Outline permission to allow early consideration by the council and relevant consultees prior to submission for their formal consideration and discharge, in anticipation of approval of Reserved Matters.
- 1.6. The application is supported by the following reports and drawings:
- **Planning Application Form, Notices and CIL Forms**
 - **Planning and Affordable Housing Statement**
 - **Design and Access Statement**
 - **Architectural Drawings**
 - **Statement of Community Involvement**
 - **Suite of Drainage and Flooding Documents / Drawings**
 - **Transport Technical Note and Appendices**

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- Suite of Ecology Documents/Surveys including Construction Environmental Management Plan, Landscape and Ecological Management Plan (LEMP) and Biodiversity and Ecological Enhancement Strategy and Summary of Ecological surveys and Reports
- Landscape Strategy - Landscaping Masterplan, Soft Landscape Proposals, Hard Landscape Proposals, Open Space and Play Proposals
- Air Quality Assessment
- Noise Assessment and Mitigation Strategy
- Odour Assessment
- Heritage Assessment
- Energy and Sustainability Statement
- Utilities and underground Services Statements
- Agricultural Land Classification Report
- Arboricultural Impact Assessment, Tree Protection Plan and Method Statement
- Construction Environmental Management Plan (CEMP)
- Water Neutrality Statement / Stormwater Harvesting Statement
- Land Contamination Assessment
- Site Waste and Soil Reports including Phase III Geo-Environmental Site Assessment, Silt Management Plan, Soil Management Plan, Site Waste Management Plan, Winter Groundwater Monitoring Report and Ground Investigation Report.

2. The Site

- 2.1. The site is located to the north of King's Barn Lane and to the east of the A283, as illustrated in Figure 1. The site comprises a number of irregular grassland fields (classified as Grade 3b agricultural land) which are separated via post and rail fencing, hedgerow and trees. In general, the topography of the site falls from south to north. The site additionally comprises part of the A283 for the purposes of highway improvements. The total site area is approximately 14.24ha.



Figure 1 - Location Plan

- 2.2. The site is located predominantly outside the built-up area boundary which sits to the south and west of the site, as illustrated below via the black dashed line.



Figure 2 - Horsham District Council Mapping - Built Up Area Boundary

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- 2.3. The site sits outside of the South Downs National Park which is located approximately 1km to the south, to the south of The Street and Clays Hill.
- 2.4. As set out within the Committee Report which accompanied the Outline application, the application site had been screened out of EIA development.
- 2.5. The immediacy comprises open fields to the north and east, and residential development to the west and south. As set out, to the west is the A283; further beyond this is further residential development in the form of residential estates. Beyond this is the centre of Steyning which is situated circa 1km to the west.
- 2.6. To the east of the site is an access track which leads to two electricity substations, a foul water pumping station, Bramber Battery Electric Storage Site (BBESS) and a sewage treatment works to the further north. A number of trees with Tree Preservation Orders (TPOs) are located to the north and east of the site as illustrated below.



Figure 3 - Horsham District Council's Tree Preservation Order Map

- 2.7. The closest bus stops are located on Shooting Field road to the west, approximately 640m away. A number of Public Rights of Way are located within the vicinity of the site including The Downs Link National Trail/Long Distance Path (Route 223 of the National Cycle Network, terminating at Shoreham) which runs along King's Barn Lane to the east, as illustrated in the below Figure.

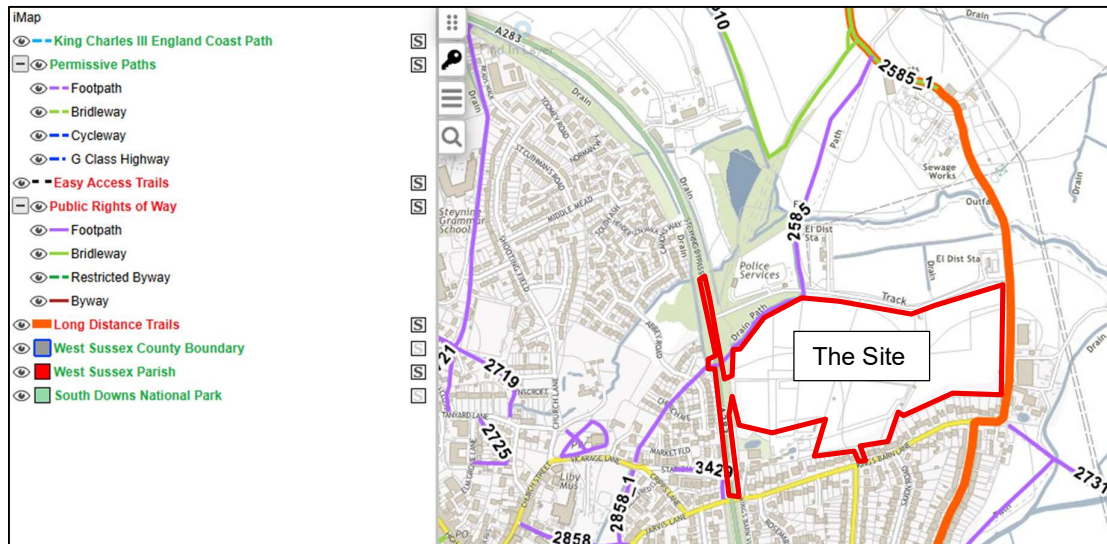


Figure 4 - West Sussex County Council Public Rights of Way Map

- 2.8. The site is located outside of the Steyning Conservation Area which is situated to the west and is separated from the site by the A283, as illustrated below. The site additionally does not accommodate any Locally Listed or Listed Buildings directly on the site, but it is noted that Kings Barn Old Cottages (Grade II Listed) is situated to the east, as illustrated below.

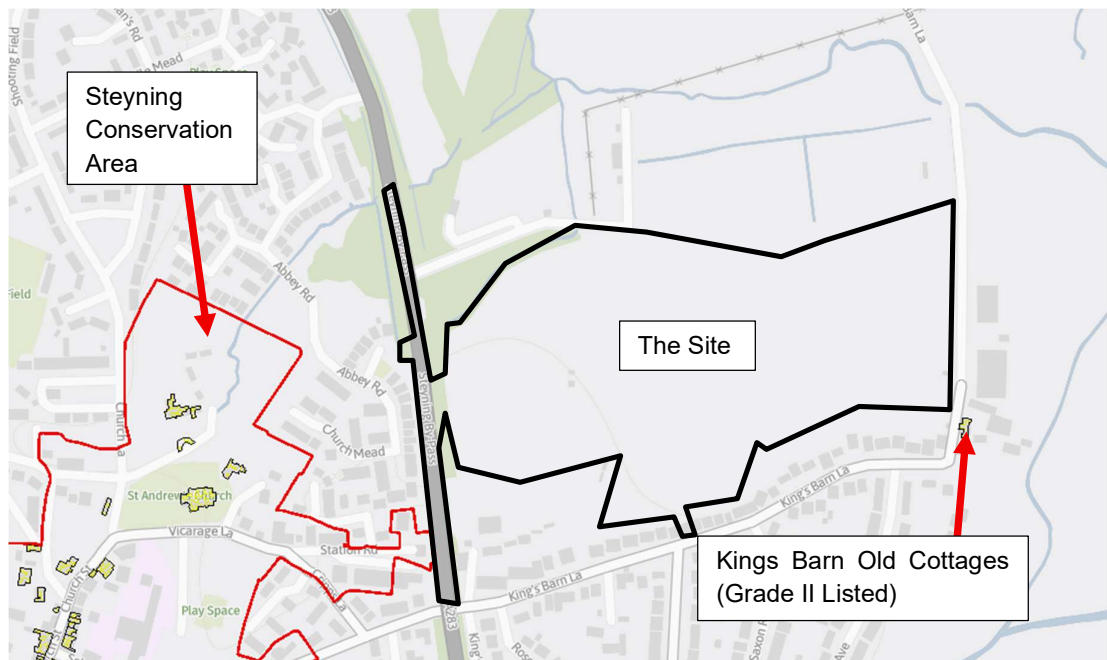


Figure 5 - Horsham District Council's Conservation Area and Listed Buildings Map. Site Outlined in Black

- 2.9. The Government's Flood Maps for Planning have been reviewed and reveal that the site is located generally within Flood Zone 1 which a very small section located in Flood Zone 2 to the north. Refer to the Figure below.

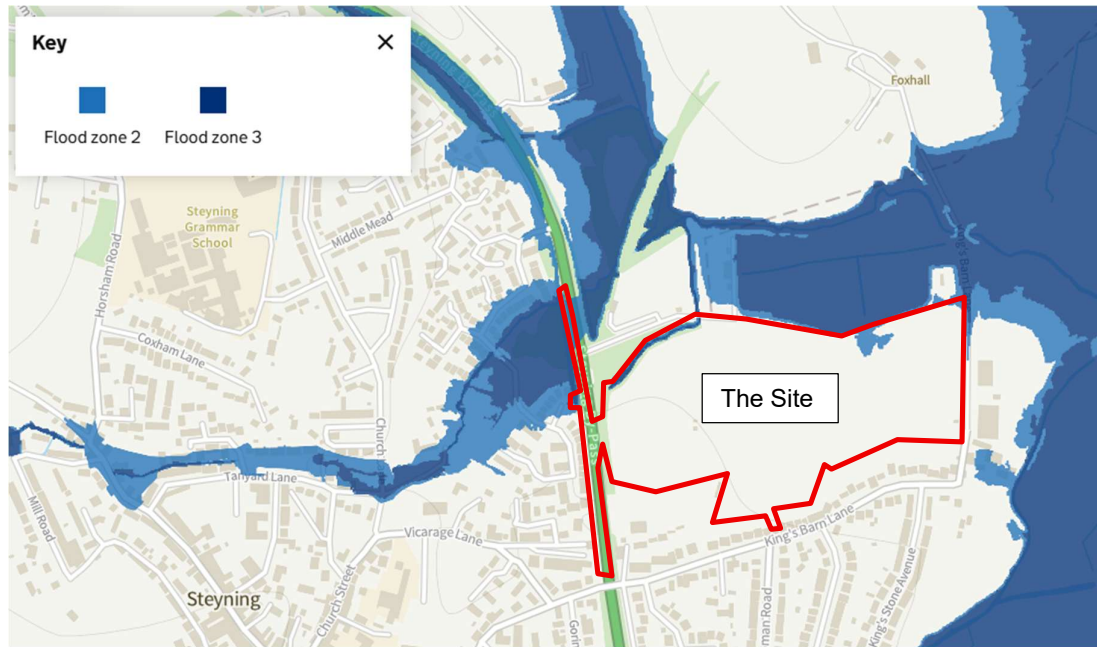


Figure 6 - Government's Flood Maps for Planning

- 2.10. The Local Wildlife Site 'River Adur Water Meadows and Wyckham Wood' is situated immediately east of the site and comprises a floodplain woodland and grassland water meadow with bird interest, and ditches with plant interest. Refer to the below Figure. As explored in further detail within the accompanying Biodiversity documents, there is Priority Habitat around the site. Please refer to the accompanying documents for further information.



Figure 7 - Horsham District Council's Site of Nature Conservation Importance Map

3. Planning History

3.1. This section sets out the relevant planning history for consideration in the determination of this planning application.

3.2. The Sites Planning History

3.2.1. The following represents the relevant planning history pertaining to the land in which this RM directly relates.

3.2.2. **Reference DC/21/2233. Outline Application for Outline application for up to 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. All matters reserved except for vehicular access from A283. Approved 29 November 2024.**

3.2.3. This Reserved Matters (RM) application follows on from the above Outline consent (reference DC/21/2233) for up to 265no. residential dwellings. The indicative sketch layout approved for the Outline can be seen below.



Figure 8 - Approved Illustrative Masterplan DC/21/2233

3.2.4. **Reference DC/25/0739. Non Material Amendment to previously approved application DC/21/2233. Approved 3 June 2025.**

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- 3.2.5. The above Non-Material Amendment application was submitted in May 2025 following the grant of the Outline Consent (DC/21/2233) to amend 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. This application is currently awaiting determination.
- 3.2.6. Reference PE/24/0273. Pre-Application Submission relating to the Reserved Matters application following Outline Consent (DC/21/2233).**
- 3.3. In order to inform the current RM application, the Project Team carried out formal pre-application discussions with HDC Planning Officers to discuss the initial proposals and to understand how the initial concepts sit against HDCs expectations.
- 3.4. In total, two meetings and two sets of agreed meeting minutes and comments supported the pre-application request, and combined comments are available at Appendix 1.
- 3.5. Condition Submissions in relation to the Outline Application**
- 3.5.1. It is important to note that the following condition pursuant to the Outline consent (reference DC/21/2233) has been submitted and approved by the LPA:
- 3.5.2. Reference DISC/25/0083. Approval of details reserved by condition 9(i) (archaeological fieldwork scoping) to approved application DC/21/2233. Approved 31 March 2025.**
- 3.5.3. The above application was approved on 31 March 2025 and received discharge consent for pre-commencement Condition 9(i) pursuant to the Outline consent (DC/21/2233) relating to archaeological fieldwork scoping. Refer to Appendix 4 for the Decision Notice.

4. The Proposal

- 4.1. As set out within the introduction, the application seeks the approval of Reserved Matters (RM) for the **Appearance, Landscaping, Layout and Scale** for 265no. residential dwellings at Land North of Glebe Farm and Kings Barn Lane, Steyning, West Sussex, BN44 3YR. Access formed part of the Outline application and the detail of such has therefore already been secured.
- 4.2. The Outline planning permission establishes that Reserved Matters must be submitted to an approved in writing by Horsham District Council (HDC), prior to the commencement of development and no later than the expiration of three years beginning with the date of the grant of outline permission; therefore in this case by 29 November 2027. The Applicant is very keen to carry out swift delivery of the proposal in order to minimise the disruption and impact to the existing community and are submitting for approval of all remaining Reserved Matters for all phases of the development, well within the maximum timeframe. In addition, this submission has sought to 'frontload' much of the information sought pursuant to the Reserved Matters in order to expedite the formal Condition discharge process once permission is achieved. Details submitted for each Matter are indicated accordingly through this Statement and accompanying documentation to assist the Council and relevant consultees in their consideration.
- 4.3. The proposal has been developed to ensure that the site layout substantially accords with Outline Indicative Masterplan and Design Code which includes four distinct character areas and adopts a similar road layout and landscape strategy, including the main areas of public open space, community orchard and wetlands boardwalk. Layout and landscaping is discussed in further detail in Section 6 of this Statement.
- 4.4. The layout does however differ from the Outline Masterplan in a number of areas as in response to in depth consideration and response to on-site constraints and opportunities which are discussed in more detail later in this Statement and the supporting documentation. Examples of such deviations include the final design of the on-site attenuation basins along the northern boundary of the site, introduction of a more informal layout to the eastern residential parcels and minor alterations to the road alignment in some locations. As demonstrated by our submission, the minor alterations strongly maintain the core design principles of the approved Masterplan, Design Code and landscape strategy, whilst successfully integrating the all of the approved 265no. residential dwellings.



Figure 9 - Proposed Site Layout and Landscape General Arrangement Plan

- 4.5. The Outline approval gave permission for detailed vehicular access arrangements onto the A283 Steyning Bypass to the west of the site via three arm priority roundabout junction. The approved access also includes the introduction of a controlled pedestrian and cyclist toucan crossing over the Bypass. The Outline movement strategy principles have also been successfully realised through the detailed scheme and includes a permeable layout, configuring key desire lines across the site and beyond with both segregated and shared routes for pedestrians and cyclists.

5. Policy Overview

5.1. Introduction

- 5.1.1. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan comprises the Horsham District Planning Framework (2015).
- 5.1.3. The National Planning Policy Framework (The Framework), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.
- 5.1.4. It should be noted that the adopted Horsham District Planning Framework is currently out of date by reason of it being over 5 years old. The Government require all Local Authorities to review the Local Plan every five years and therefore the Council are currently in the midst of preparing a new Local Plan for the District. Please refer to the below paragraph for further information.

5.2. Emerging Horsham District Local Plan 2023 – 2040 (Regulation 19 Version)

- 5.2.1. The Regulation 19 Local Plan has been published for a six week period of representation from 19 January 2024 to 1 March 2024. The Regulation 19 Local Plan has since been formally submitted to the Planning Inspectorate on 26 July 2024 and the examination hearings commenced in December 2024.
- 5.2.2. At the time of writing this Statement, the Local Plan hearings have been cancelled by the Inspector due to *'significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas'*. On 7 April 2025, a Letter was published by the Inspector which recommended to Horsham that the Local Plan should be withdrawn from examination and a new Local Plan should be prepared. We understand that Horsham are in the midst of responding to this Letter.
- 5.2.3. Horsham's most up to date Local Development Scheme (dated 26 February 2025) identifies that *'examination resumes – further work and further hearings'* between March and September 2025. As a result of the above, there is significant uncertainty around the draft Local and it is therefore considered to hold very limited weight in the determination of this application.

5.3. National Planning Policy Framework (NPPF)

- 5.3.1. The NPPF was adopted in 2012 with many revised versions, the most recent of which being updated in February 2025.
- 5.3.2. As explored in further detail later in this Statement, the National Housing Target has recently been increased from 300,000 new homes a year to 370,000 new homes a year. As a result, the NPPF has been heavily updated to try and boost the delivery of housing to try and meet the newest target.
- 5.3.3. The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.

- **Section 2 - Achieving sustainable development**
- **Section 5 - Delivering a sufficient supply of homes**
- **Section 7 - Ensuring the vitality of town centres**
- **Section 8 - Promoting healthy and safe communities**
- **Section 9 - Promoting sustainable transport**
- **Section 11 - Making effective use of land**
- **Section 12 - Achieving well-designed places**
- **Section 14 - Meeting the challenge of climate change, flooding and coastal change**
- **Section 15 - Conserving and enhancing the natural environment**
- **Section 16 - Conserving and enhancing the historic environment**

5.4. Planning Practice Guidance (NPPG)

- 5.4.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

5.5. Horsham District Planning Framework (2015)

- 5.5.1. The Horsham District Planning Framework (HDPF) was adopted in November 2015 and is the overarching planning document for Horsham District outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007.

- 5.5.2. Although the HDPF is out of date by reason of it being over 5 years old, the following policies are considered to be relevant to the application and have been given full consideration in the preparation of this application.

- **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 15 - Strategic Policy: Housing Provision**
- **Policy 16 - Strategic Policy: Meeting Local Housing Need**
- **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**

5.6. **Steyning Neighbourhood Development Plan**

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

5.7. **Supplementary Planning Documents and Guidance**

5.7.1. The following documents have been considered in the preparation of this application:

- **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**
- **HDC Sports, Open Space and Recreation Assessment (2014)**
- **HDC Open Space, Sport & Recreation Review (2021)**
- **HDC Steyning 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: Facilitating Appropriate Development (2022)**
- **Steyning Conservation Area Appraisal and Management Plan (HDC, Jan 2018)**
- **The South Downs National Park: View Characterisation and Analysis (LUC, November 2015)**

5.8. **Community Infrastructure Levy (CIL)**

5.8.1. CIL was adopted by HDC in October 2017 and is a charge placed on new development. In accordance with the adopted CIL Charging Schedule, residential development in Steyning (Zone 1) is charged at £184.56 per sqm plus indexation.

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this development are as follows:

- **Principle of Development**
- **Layout (Reserved Matter)**
- **Scale (Reserved Matter)**
- **Appearance (Reserved Matter)**
- **Landscape (Reserved Matter)**
- **Archaeology and Heritage**
- **South Downs National Park**
- **Housing Mix and Affordable Housing**
- **Residential Amenity**
- **Access, Parking and Highways**
- **Ecology and Biodiversity Net Gain**
- **Flooding and Drainage**
- **Air Quality**
- **Sustainability and Energy**
- **Water Neutrality**

6.2. Principle of Development

6.2.1. The Outline planning permission (LPA reference DC/21/2233) established the principle of residential development on this site. Furthermore, access on to the A283 Steyning Bypass was also established at the Outline Stage.

6.2.2. The development description for this permission restricts the development for up to 265no. dwellings on site. As set out previously within this Statement, the scheme seeks to accommodate this number of dwellings in full on the site within the approved parameters of the Outline permission.

6.2.3. In addition to the Outline permission, during the protracted application process, between 2021 and its approval in 2024, the site also became a proposed housing allocation for the same quantum in the draft Local Plan. Although, it is noted that the Local Plan position at the time of drafting remains uncertain and likely to be subject to significant delays and less weight is therefore attributable to the status of the allocation.

6.2.4. Horsham District Council have recently published their Annual Monitoring Report (April 2023 to March 2024) which confirms that based on the Government's Standard Housing Methodology, the current housing target for the District is 1357 homes per year and that based on their most recent monitoring, the council continue to be unable to demonstrate a Five Year Housing Land Supply (5YHLS) and are currently only able to demonstrate 1 year; this fact was then also confirmed in a recent committee report (DC/24/1811 Bucks Green Pig Farm, Rudgewick - copy available at Appendix 3). This position has significantly worsened since being established by appeal last year (APP/Z3825/W/24/3346736 May 2024), at which time the Council's 5YHLS position was demonstrated as being 2.9 years with a housing delivery test rate at 62%.

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6.2.5. In response to this news, the Council have sought to update their Housing Delivery Test Action Plan (April 2025), the actions include delivery of the Local Plan, which is a more long-term solution along with seeking to support greater delivery of affordable housing, liaison with affordable housing (AH) providers, delivery of the strategic water neutrality solution 'Sussex North Offsetting Water Scheme' (SNOWS) and developer engagement.

6.2.6. The Council's housing land supply position is such, that Paragraph 11(d) of the NPPF is engaged which states that:

'd) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.'

6.2.7. Footnote 8 of Paragraph 11(d) notes that a development plan policy is considered out of date where:

'This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.'

6.2.8. Development of this land should therefore be recognised as a very valuable contribution towards the District's significant housing need. Turning to the key actions in the Council's Action Plan; delivery of a new Local Plan continues to be plagued with uncertainty and delays, for which the council's timetable does not appear to take account of the potential impact of devolution which will compound matters. Equally, SNOWS has suffered various setbacks, and delays, and is only available for committed development, for which there is insufficient supply. In relation to working with AH providers, many are struggling to deliver their own developments due to inflation and rising costs and are therefore relying on delivery of schemes such as this proposal which will deliver 106 affordable homes. On the action of liaising with developers, the Applicant Team have engaged in positive pre-application discussions and would wish to maintain a productive relationship during the course of the application as well. As set out below, the specific mix of affordable housing will form one such area for discussion and negotiation where both parties will need to work together to ensure delivery of the scheme is not prejudiced.

6.2.9. To conclude, the principle of development for 265no. dwellings on this site is considered to be entirely acceptable. The site is located in a rural but sustainable location with good existing and proposed improved active and sustainable travel connections and therefore is an appropriate location for development, forming a natural and sensitive extension to the settlement of Steyning. Horsham have a significant and pressing housing need which the proposed development would significantly contribute towards.

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6.3. Layout (Reserved Matter)

- 6.3.1. As a requirement of the Outline planning permission, 'Layout' is to be submitted to and approved in writing by Horsham District Council (HDC), prior to the commencement of development and no later than the expiration of three years beginning with the date of the grant of Outline permission; therefore in this case by 29 November 2027. The Applicant is very keen to carry out swift delivery of the proposal in order to minimise the disruption and impact to the existing community and are submitting for approval of all remaining Reserved Matters well within the time limit.
- 6.3.2. The proposed site layout has been set out in detail within the accompanying Design & Access Statement and Landscape Masterplan, and has been developed in close accordance with the Outline Indicative Masterplan and Design Code, by adopting a similar indicative road layout, retention of existing trees and hedgerow in line with the indicative landscape masterplan, retention of east-west watercourse through the northern linear park and indicative positionings of surface water attenuation ponds.
- 6.3.3. The proposed layout responds to the constraints and characteristics of the site, most notably the existing green infrastructure, existing areas of surface water, and sloping topography, and has resulted in key landscape features being retained and enhanced to provide a mature landscape setting. Dwelling location and orientation has largely followed that of the Outline masterplan and has been carefully considered in the formulation of the layout within this RM Application integrating some minor changes where clear justification for doing so exists.
- 6.3.4. As previously detailed, the proposed density of the development is 20.77 dpa which responds to the Outline permission and is therefore considered to be acceptable. The proposed density allows for a spacious development which can comfortably accommodate SuDs drainage features, open space and ecology/landscape enhancements in addition to sufficient private amenity space.
- 6.3.5. Please refer to the Design & Access Statement and accompanying drawings for more information.

6.4. Scale (Reserved Matter)

- 6.4.1. The Outline approval, although did not approve matters of scale, did involve detailed consideration of the site's capacity to accommodate differing scales of development across the site, responding to the findings of the Landscape Visual Impact Assessment, the site's topography, surrounding context and constraints, including the setting of the South Downs National Park. The Outline parameter plan approved heights ranging from one and half storey dwellings in the north east and most sensitive area in terms of the setting of the Park, up to two and half storeys within the more central areas of the site
- 6.4.2. The proposed heights of the new dwellings and flat blocks have been carefully designed to accord the approved parameters and to respond sensitively to the surrounding building heights of the local area in Steyning. As per the Outline Committee Report, the development would be 'medium' in scale, as defined by the Horsham Landscape Capacity Study and as agreed by the Council's Landscape Architect, given the geographical extent of the development and mitigation measures, it is unlikely that to have a significant adverse effect on the landscape at either national, county or district level.
- 6.4.3. Overall, the proposed scale of the development is considered to be entirely acceptable, as concluded previously by HDC Planning Officers.
- 6.4.4. Please refer to the Design & Access Statement, and accompanying drawings for more information.

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6.5. Appearance (Reserved Matter)

- 6.5.1. The proposed dwellings are considered to consist of a high quality appearance which has taken precedent from the local vernacular by utilising a traditional pallet of materials with a variety of details. The design utilises a traditional building form and is a mix of detached and semi detached houses, flat blocks and bungalows.
- 6.5.2. As set out in detail within the accompanying Design & Access Statement and in line with the Outline Design Code, the overall design of the site is sub-divided into four character areas which are defined by building materials, design, urban form, landscape treatment and planting. The four characters areas are identified as the Principle Street, Railway Suburb, Roman Road and Springline Village. The designs do not seek to create stark variation, but subtle changes that make the development feel cohesive yet varied, and respond to the neighbouring context, setting of the South Downs National Park and to integrate the development with its immediate context.
- 6.5.3. The proposed palette of materials draws inspiration from the local vernacular and creates a sense of place through introducing a unifying choice of materials and detailing. As set out in detail within the accompanying Design & Access Statement, the proposed materials can be seen locally and different house types have been equally scattered throughout the proposed site and different character areas in order to avoid clusters.
- 6.5.4. The proposed interaction between the built form and soft and hard landscaping has been designed to provide high quality public realm through soft areas of landscaping and private front gardens to encourage social interaction within the proposed streets. Communal gardens are proposed for the flats and sufficient open space and play areas are provided throughout the site.
- 6.5.5. Please refer to the Design & Access Statement and accompanying drawings for more information.

6.6. Landscape (Reserved Matter)

- 6.6.1. This application is supported by a Design & Access Statement, and extensive and detailed hard and soft landscaping plans and a planting schedule which have been prepared in support of the application by FINC and Tor&Co in line with the illustrative concept masterplans, Design Code and green and blue parameters approved under the Outline. In addition, updated Arboricultural Method Statement and Tree Protection Plans (ACD Environmental) have been submitted in support of the proposal.
- 6.6.2. The landscape proposals include some minor deviations in response to a more detailed understanding of the site and specific constraints and in effectively realising the overall concept, any variation is fully justified. One such example is in relation to the linear park along the northern boundary which has been impacted by the discovery of protected species towards the northern boundary of the site. The concept for this area of the site was to create continuous linear park incorporating both green and blue infrastructure and integrating functional active use by the residents as well as ensuring it functions appropriately as flood mitigation.

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- 6.6.3. In order to provide sufficient buffers to the protected species on the northern boundary, the Outline design concept for the green and blue infrastructure along this portion of the site has had to be amended slightly, resulting in a slight reduction in the size of the most eastern drainage basin. The redesigned basins in combination with the proposed wetland area and boardwalk which formed a key part of the concept Outline masterplan design, have been retained in substantial accordance and will create an excellent opportunity for residents and wildlife to enjoy this new diverse habitat. The resultant design of these surface water drainage features optimise the landscape and ecological value of the site and will ensure that the basins are wild, naturalised spaces comprising wet meadows with large areas of permanent water bodies, aquatic and marginal planting.
- 6.6.4. Areas of high-quality green and blue infrastructure are proposed throughout the development, with opportunities for all age groups to enjoy the diverse landscapes across the site. Focal points will be created across the site, integrating diffing functions and opportunities; towards the centre of the development with the provision of a new village green which incorporates a Locally Equipped Area for Play (LEAP), adjacent to which is a 'kick-about' area and across the site five smaller Local Areas for Play (LAP) will be located across the site which include both formal equipment and informal landscape features. The strategy will ensure all residents, new and existing can enjoy a diverse range of opportunities for play. In addition to formal areas for play, extensive areas of natural and semi-natural greenspace, parks and gardens and a community orchard are proposed throughout the development.
- 6.6.5. Detailed landscape drawings are provided setting out the proposed landscape and planting layouts and further commentary can be found in the accompanying Design and Access Statement. The landscape general arrangement plan can be seen below.



Figure 10 - Landscape General Arrangement Plan

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6.7. Archaeology and Heritage

6.7.1. Condition 9i pursuant to the Outline consent requires submission of a written scheme of investigation to be submitted prior to commencement of development. A Written Scheme of Investigation (WSI) which has been produced by RPS and submitted and discharged under Planning Reference DISC/25/0083, pursuant to the Outline approval. This RM application is not considered to alter the conclusions of the WSI in this respect and all previously prepared Reports have been submitted with this RM for consistency.

6.7.2. In support of this RM, a Heritage Statement has been prepared by Tor & Co. The accompanying Heritage Statement includes the following conclusion:

'The proposals will result in less than substantial harm to the significance of Northfield Cottage, a designated heritage asset, meaning that para. 215 of the NPPF is engaged. This requires the harm to be weighed against the public benefits of the proposal (including, where appropriate, securing optimum viable use). Details of the proposed public benefits are set out in the accompanying documentation forming the application submission. These public benefits may be considered to include provision of affordable housing, public open space and a community orchard.'

6.7.3. The proposal for reasons set out in this Statement, is considered to provide significant public benefit through provision of much needed housing, 40% of which will be affordable and brings forward a high quality, well designed landscape led development which are in combination considered to sufficiently weigh in favour of the development when compared to the less than substantial harm to Northfield Cottage.

6.7.4. Please refer to the accompanying Heritage Statement for the full detailed assessment.

6.8. South Downs National Park

6.8.1. The site is located outside the South Downs National Park (SDNP) but within the setting and as such, there is a statutory duty to seek to further the purposes of the Nation Park in the consideration of the Reserved Matters. The purposes are described as: purposes are to i) conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and to ii) promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

6.8.2. The NPPF states that 'great weight' should be given to conserving and enhancing landscape and scenic beauty in National Parks and requires that development within the setting of the Park should be sensitively located and designed to avoid or minimise adverse impacts. The South Down National Park Partnership Management Plan is also a material consideration in the determination of these Matters.

6.8.3. The Outline approval established strong commitments to support purpose ii) in promoting opportunities for enjoyment of the Park, with financial contributions being secured for a package of public rights of way (PRoW) upgrades and improvements; specifically a section which crosses the site as well as off-site as part of the White Bridge Link Project (£100k), upgrades to the Downs Link (£80k) to the east of the site and stile replacement funding in the vicinity of the site (£10k). In addition, in respect of purpose ii), a contribution has also been secured to fund management of the Bramber Brooks nature reserve (£109,500) which also sits within the setting of the Park, this funding will be used to conserve and enhance the natural beauty, wildlife and in addition there is a Scheduled Ancient Monument in the reserve and thus will also benefit cultural heritage in the area.

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- 6.8.4. During the course of the determination of the Outline planning application, the Council received three sets of comments from the SDNP Authority with suggested refinements to the proposal and the illustrative layout. The site was identified as being visible in longer views from the National Park, including from higher ground from the west and the South Downs Way. As such, the eastern area of the site gave rise to landscape concern by the SDNP Authority as it is considered likely to be the most visible. In addition, the SDNP Authority considered that the eastern parcels should acknowledge the historic farmstead and retain a characteristic setting of the Grade II listed buildings to the south east of the site, Kings Barn Old Cottages. The SDNP Authority considered that the density in the far eastern parcel was too high and too urban in layout. Comments were made regarding disconnection with the Steyning town centre and on the overall layout, need for increased green infrastructure to break up and soften the layout and concern was also raised regarding the impact on the Park's dark night skies and tranquillity.
- 6.8.5. No objection was raised by the Park in relation to the proposal, amendments were negotiated and recommendations made to develop a more informal layout and lower building heights to the north-east corner of the site to help reduce the impacts. The approved illustrative masterplan, green and blue infrastructure, open space strategy, parameter plans and Design Code set a very clear structure for the development of the Reserved Matters. The Applicant Team have developed the Reserved Matters submission to take full account of the agreed illustrative parameters and design concept, whilst seeking to address the outstanding concerns from the SDNP Authority.
- 6.8.6. As described in the Landscape section earlier in the Statement, the green and blue infrastructure and detailed landscape masterplan have been worked up in careful and considered detail, with the support of HDC Landscape Officer, to ensure the agreed conceptual framework is successfully realised. The areas proposed are designed as multifunctional spaces, building on the existing landscape setting and connecting to the wider environment, providing places for play/ recreation, biodiversity and habitat creation whilst ensuring the setting of the SDNP is conserved and enhanced.
- 6.8.7. In terms of connectivity to the history core of Steyning, the Outline approved significant upgrades to the network with the provision of a new controlled pedestrian and cycle crossing that will not only improve access to the town centre for future residents of the new settlement but also for existing Steyning residents and visitors from the SDNP Park alike, providing excellent active travel connections throughout the site. With respect to impacts on tranquillity and protecting dark night skies, the introduction of a new access roundabout on the Steyning Bypass will not only serve the development but will also serve to slow the traffic as it passes along this section of the Bypass, where it is at its closest to the historic core of the town; improving tranquillity on this fast moving and straight section of road. A sensitive lighting scheme is also being developed to ensure exterior lighting is kept to a safe/ suitable minimum to protect both the dark night skies and biodiversity alike.
- 6.8.8. The layout has also been adjusted from the illustrative masterplan within the most sensitive area of the site to introduce a more informal and less urban layout, maintaining the lower building heights in the north east corner, with the provision of bungalows. In the south east corner, the layout has moved away from parameter block layouts to a more loose knit and varied layout incorporating a farmstead arrangement to the most eastern area, with the dwellings arranged onto a more intimate courtyard layout.

- 6.8.9. This area will be enclosed by cleft chestnut post and two rails fencing at 1.2m in height and the visible side/ rear boundaries of the dwellings will be formed of 1.8m high brick walling. As described in the accompanying landscape drawings, the eastern boundary of the farmstead area is cushioned and bordered by a gentle curved bund which will be planted with mixed native hedgerow and surrounded by a combination of wildflower, flowering lawn, grass and native tree planting. The same landscape language is then continued throughout the north eastern parcel ensuring clear synergy between the parcels which are clearly identifiable as forming part of the spingline village character area.
- 6.8.10. The resultant detailed proposal has successfully and sensitively realised the Outline concept and will in combination with the wider National Park enhancement, will fully conserve and enhance the natural beauty, wildlife, cultural heritage, whilst promoting opportunities for the enjoyment of the SDNP by the public and thus addresses the two purposes of the National Park. Furthermore, the development will create a sensitive extension to the settlement of Steyning, creating a high quality development supporting the wellbeing of both existing and future residents who will be able to equally enjoy the benefits delivered by the scheme across the extensive areas of public amenity space and accessing the wider upgraded network of active travel routes, pursuant to the purposes. The proposal has thus demonstrated it also addresses the duty of the National Park.

6.9. Housing Mix and Affordable Housing

- 6.9.1. As set out in Section 4 of this Statement, the proposed development seeks to deliver a broad mix of high quality homes which offer a range of different types of accommodation from 1 and 2-bedroom flats to a small proportion of 5-bedroom dwellings, to deliver a balanced mix of housing to meet projected future household needs for the local area, and in particular a crucial affordability need in this area.
- 6.9.2. In terms of the overall housing mix, the Outline Indicative Masterplan was informed by an approximate housing mix as set out in Table 1 (and identified within the Committee report of the Outline application). However, for a combination of factors through the development of the proposal, the specific breakdown of the mix has sought to deviate slightly from that which was indicated at Outline.
- 6.9.3. The indicative breakdown of housing mix at Outline was directly informed by the 2019 Strategic Housing Market Assessment and is set out below:

	Affordable Rented	Low Cost Home Ownership	Market Housing	Combined
1-bed	35% (26no.)	25% (8no.)	5% (8no.)	16% (42no.)
2-bed	30% (22no.)	40% (13no.)	30% (48no.)	31% (83no.)
3-bed	25% (19no.)	25% (8no.)	40% (64no.)	34% (91no.)
4-bed	10% (7no.)	10% (3no.)	25% (39no.)	18% (49no.)

Table 1 - Outline Indicative Masterplan Overall Housing Mix

Affordable		
Bedrooms	Number	%
1	17	16%
2	69	65%
3	20	19%
Total	106	100%

Sales		
Bedrooms	Number	%
2	17	11%
3	68	43%
4	57	36%
5	17	11%
Total	159	100%

Figure 11 - Proposed Housing Mix

- 6.9.4. The mix for the market housing has been slightly amended since the overall mix indicated at Outline. To summarise, the proposals include no 1-bedroom dwellings (previously 16%) but include a higher percentage of 3-bedroom dwellings (43% vs 34%); the proposals include a lower percentage of 2-bedroom dwellings (11% vs 31%), a higher percentage of 4-bedroom dwellings (36% vs 18%) and now includes a small number of 5-bedroom dwellings (11% vs non at outline).
- 6.9.5. In terms of the affordable housing (AH) mix, the Outline was granted approval at a time in the development of the Local Plan where the draft policies were gathering increasing weight as they progressed towards Examination in Public. In light of emerging policy, as a proposed housing allocation in the draft Plan, 40% AH was secured through the permission, which is 5% above that of adopted the Horsham Development Plan Framework policy which requires 35%. The tenure split is 70% affordable / social rent and the remaining intermediate housing.
- 6.9.6. The proposal makes provision of a total of 106 dwellings with a mix of 1, 2 and 3-bedroom in size. The mix varies slightly from the Outline and includes a higher percentage of 2-bedroom dwellings (65% vs 30%) and a lower percentage of 1-bedroom dwellings (16% vs 35%), 3-bedroom dwellings (19% vs 25%); no 4-bedroom affordable dwellings are proposed. These properties would be offered to an AH provider in line with the desired tenure split of 70% affordable / social rent with the remaining 30% as intermediate. In terms of accessibility, although current adopted policy does not set out any minimum requirements, the proposal will provide all dwellings to M4(2) standard.
- 6.9.7. From previous experience working with a range of AH providers, the Applicant has found that most do not wish to take on many 1-bedroom dwellings and would instead prefer that a greater proportion of 2-bedroom dwellings is offered, with a mix of three and four person occupancy. A greater number of 2-bedroom dwellings with a mix of three and four bedroom occupancy enables the housing providers to retain a more robust and adaptable housing stock than with 1-bedroom properties. Ensuring, for example that younger couples do not need to move on as soon as they start a family and thus provides more resilience to their stock and less disruption for their tenants.

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- 6.9.8. As such, the mix has been adjusted to better cater for the housing providers needs and whilst provision is still being made for a proportion of 1-bedroom flats, with all those being proposed being offered as AH (16%), it is a smaller number than indicated at Outline. Each of these dwellings is a flat, within the two purpose built flatted blocks on the basis that one bedroom houses are not being sought by AH provides. All bar two of the 69 2-bedroom dwellings (flats and houses) being offered as affordable across the site are however four person occupancy.
- 6.9.9. In addition to the feedback received from AH providers, the Applicant is cognisant of the recent setbacks to the development of the emerging Local Plan which is now very uncertain with significant delays likely. In addition to the Local Plan position, Horsham have recently undertaken their annual housing monitoring exercise and have determined in a recent Planning Committee Report (copy available at Appendix 3) that as of May 2025, the council is only able to demonstrate 1 year housing land supply.
- 6.9.10. As a proposed allocation in the draft Local Plan (STE1: Land at Glebe Farm), the policy proposed that the site would make provision of c.265no. homes; in line with the maximum secured under the Outline. Since receiving the Inspector's letter pertaining to the Local Plan and in light of the council's housing land position, it is clearly even more important that the site delivers the optimum level of housing and the Applicant have therefore sought to maintain the full 265 dwellings on the site within the agreed parameters which retains a significant quantum of undeveloped green space across the site. The quantum of housing development has been maintained on the site through careful design and delivery of suitably dense development parcels, whilst ensuring the design is within the parameters (including height) of the Outline approval, detailed Design Code and landscape strategy. This has in part been possible through the provision of a higher number of smaller family dwellings across the site with only a small number of flats and larger dwellings, creating a compact vibrant and walkable extension to the settlement.
- 6.9.11. At a late stage in the Pre-Application process, the Council's Housing Team raised concerns regarding the mix of affordable housing; they commented:
- The Housing Register in Steyning currently has 155 households waiting for housing of which is broken down to 42 households (27%) in need of a 1-bedroom unit, 33 households (21%) in need of a 2-bedroom unit, 51 households (33%) in need of a 3-bedroom unit and 29 households (19%) in need of 4 or more bedrooms.*
- 6.9.12. The Applicant acknowledges that the proposed mix does not meet the council's aspirations in line with identified need in Steyning and will seek to work with the council during the course of the application to secure a suitable mix which meets local need as well as those of an AH provider. These discussions should be informed by available evidence and in light of the aforementioned context and in our client's view, should include consideration of a wider need beyond Steyning who could benefit from such a provision. This latter point is crucial given the continued, dire under delivery of housing, including AH, across the district over many years. In addition, to this, there are very few proposed allocations and limited growth plans in the south of the district from which affordable housing provision can be delivered in the coming years in terms of draft allocations and the council's growth strategy. The proposal is not only delivering the optimum level of housing, it is also over delivering on AH, with an additional 5% over and above the adopted policy position.

6.10. Residential Amenity

- 6.10.1. The proposed scheme has been sensitively designed within the approved parameters of the Outline permission in terms of building heights and layout in order to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.

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- 6.10.2. The proposed dwellings maintain a sufficient distance away from existing dwellings to ensure that no adverse impacts would arise as a result of overshadowing, loss of sunlight/ daylight or by causing an overbearing impact. The detailed proposals demonstrate that the impacts associated with the Outline layout are entirely appropriate for the context of the site, taking account of the density, layout and separation distances of surrounding development and taking account of best practice guidance such as the BRE Report “Site layout planning for daylight and sunlight: a guide to good practice”
- 6.10.3. Following a series of public engagement sessions, additional mitigation measures have also been adopted and are described in more detail in the accompanying Design and Access Statement, which include the re-orientation of some of the dwellings within the most southerly part of the site to reduce the perception of overlooking. In addition, hipped roofs have been introduced to the first dwellings to either side of Roman Road to further reduce the impact of these properties on the immediately adjacent properties.
- 6.10.4. Sufficient boundary treatment is proposed to the boundaries of the residential dwellings and appropriate separation distances are maintained to ensure that neighbouring amenity is maintained to avoid inter-looking between gardens and to avoid direct overlooking and inter-looking between adjacent properties. In this respect the back-to-back distances and side-to-flank distances are considered to be entirely acceptable and appropriate.
- 6.10.5. In addition to protecting neighbouring amenity, the proposed development will offer all future residents an excellent standard of accommodation and both public and private amenity space. In terms of the public amenity space, the development offers a significant boost to existing residents in terms of natural and equipped public open space.
- 6.10.6. Refer to the accompanying Design & Access Statement for further information.

6.11. Noise

- 6.11.1. The Outline application was accompanied by a Noise Impact Assessment produced by Ensaf along with an Acoustic Assessment and supporting letter produced by MEC. These assessments identified potential issues associated with road traffic noise from the Steyning Bypass in the eastern portion of the site and highlighted that a proportion of the dwellings proposed within the eastern end of the site would be impacted by noise from the adjacent battery energy storage system (BESS) which is located adjacent to the northern section of Kings Barn Lane. The Council's Environmental Health Team determined that further work would be required to satisfy them that the impact would not be detrimental to future residential amenity.
- 6.11.2. This submission is accompanied by a Noise Assessment produced by Ardent which builds on the evidence produced at Outline and seeks to address the requirements of associated conditions 14, 15 and 16 placed on the outline permission. Further noise assessment surveys were undertaken during February 2025 to determine background noise levels and the results of the noise model have been used to calculate and assess suitable layout, boundary treatment, glazing and ventilation specifications, demonstrating the guidance values of the standards can be met.

6.11.3. The dominant source of noise across the site is associated with road traffic noise and to achieve external amenity sound levels, and as agreed during Pre-Application discussions, increased boundary fencing at 2.4m is proposed to three properties on the western boundary of the site. In addition, and in relation to internal spaces, a detailed glazing and ventilation strategy is outline in the accompanying report and includes provision of closed windows and alterative means of ventilation. These mitigation measures will also be sufficient to reduce the noise levels from the BESS to ensure that suitable internal amenity will be achieved and the report concludes that the BESS would therefore have a low impact on future residents both day and night.

6.11.4. An overheating assessment has also been commissioned and further consideration will be given to mitigation measures to ensure thermal comfort will be achieved along with suitable internal noise levels. Consideration has however been given to overheating events and the modelling demonstrates that noise associated with the BESS will not result in adverse effects to the nearest dwellings with the windows open either.

6.12. Access, Parking and Highways

6.12.1. The Outline approval was supported by a full Transport Assessment and associated supplemental reporting including Traffic modelling and Travel Plan. The Outline permission approved details of access and assessed the wider traffic impacts as acceptable, with the imposition of relevant conditions and obligations in the Section 106 Agreement.

6.12.2. The RM is submitted with a supplemental Highways Statement produced by JNP which builds on the foundations of the evidence supported in relation to the Outline. The Statement sets out the result of detailed discussion with West Sussex County Council Highway Authority (WSCC HA) and the amendments and responses the design team have made to each correspondence.

6.12.3. The main access already has detailed planning approval and will progress to secure approval from the Highway Authority through the Section 278 process. As noted above, this element of the proposal will form the first phase of development and will facilitate construction of the remainder of the development thereafter. The Outline also approved an emergency and pedestrian/ cycle access to the south of the site facilitated by the removal of 37 Kings Barn Lane; this access will not be used for construction traffic as confirmed by the submitted Construction Environmental Management Plan (CEMP) produced in relation to Condition on the Outline permission. Construction traffic will be routed away from more minor residential streets and along main arterial routes to service the construction.

6.12.4. A detailed assessment and tracking analysis of the internal layout of the development has been undertaken to ensure all routes are designed to a suitable standard for each vehicle type. The shared pedestrian and cycle routes which cross the site have been designed to comply with LTN 1/20 guidance and provide safe desirable access by sustainable modes across the site linking up with leisure and commuter routes outside the site for future and existing residents to enjoy.

6.12.5. The internal layout has been designed in line with key guidance produced by WSCC and the latest version of Manual for Streets along with the Outline Design and Access Statement and Design Code. The resultant layout has created a coherent street hierarchy to assist legibility and a strong sense of place, as well as ensuring pedestrian and cycle priority is clearly denoted and traffic speeds are automatically maintained as low throughout the site.

6.12.6. Car parking provision has been made in line with *West Sussex County Council Guidance on Parking at New Developments (September 2020)* which calculate parking demand based on the sites Parking Behaviour Zone, which in the case of Glebe Farm, is Zone 1 which is predicted to generate the following parking demand:

Table 3-1 – Calculated Parking Demand

Size of dwelling (Bedrooms)	Number of Habitable Rooms	Parking Space Demand (per Plot)	Number of Plots	Calculated Demand
1	1 – 3	1.5	17	25.5
2	4	1.7	86	146.2
3	5 – 6	2.2	88	193.6
4+	7 +	2.7	74	199.8
Total	-	-	265	565.10

Figure 12 - Parking demand - WSCC Guidance (2020)

6.12.7. The proposed layout has made provision for a total of 561 (0.73% less than calculated demand) allocated spaces across the development which is within the appropriate realm of the predicted demand which allows for a 10% greater or less provision against calculated demand. A total of 36 visitor parking spaces are also proposed to be provided across the site, in addition to 561 allocated spaces; these visitor parking spaces are distributed across the development to avoid unwanted parking on narrower roads.

6.12.8. Cycle parking is proposed in accordance with WSCC parking standards and designed to LTN 1/20 best practice standards with all single dwellinghouses having the benefit of provision within the garages or gardens, with apartment blocks benefiting from communal stores. As established by the Outline permission, the proposal will not give rise to sever capacity or highway safety concerns in principle and with the addition of detailed site layout and internal access details, the RM has adequately demonstrated that the detailed proposal is acceptable.

6.12.9. To conclude, the proposed development is not considered to have a detrimental impact on the highway network and in this respect, the NPPF Paragraph 116 is clear and states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

6.13. Ecology and Biodiversity Net Gain (BNG)

6.13.1. The application is accompanied by an updated Preliminary Ecological Appraisal (PEA) undertaken by Ecosupport Ltd. Owing to the passage of time since the Outline application was considered and surveys undertaken, it is necessary to identify any potential important ecological features and any changes in the baseline condition relative to the previous body of work in support of a Reserved Matters (RM) application. As part of this assessment, the following surveys were undertaken:

- Updated site walkover with UK Habs Habitat Assessment (January 2025)
- Data request submitted to SxBRC (December 2024)
- Ground Level Tree Assessment (February 2025)
- Preliminary Roost Assessment (January 2025)
- Habitat Suitability Index of Pond 2 (February 2025)
- Bat Emergence Surveys and Potential Roosting Features Inspection Surveys (May – June 2025)

6.13.2. The detailed findings of the site assessment and ecological survey work are contained within the updated PEA; the summary of the key findings identified the following ecological features:

- Presence of protected species along the northern boundary of the site
- Moderate potential to support roosting bats (T8, T28 and G8 feature suspected PRFI's)
- No.37 King's Barn Lane is of moderate potential to support roosting bats
- On site potential for the site to support Great Crested Newts (confirmed positive eDNA results for Pond 4 and population surveys required)
- Confirmed populations of Slow Worms and Common Lizards
- Protected species along the northern boundary
- Confirmed House Sparrow breeding pair and territory
- Moderate potential for Hedgehogs

6.13.3. Following initial walkover surveys, it moderate roost suitability was been identified at No.37 Kings Barn Lane, which is proposed to be demolished. In addition, several trees supported potential roosting features (PRFs) and as such emergence surveys have been carried out. On the basis these surveys were carried out after the main reporting, the findings form part of separate Technical Note which includes the results of the surveys and necessary mitigation measures required to avoid impacts to roosting bats. No bats were recorded to emerge during the surveys (during May and June 2025) on No.37 Kings Barn Lane and as such no further surveys or mitigation is required. Several trees with PRFs which are due to be removed (T8, T28 and group G8) were also surveyed with two having the potential to support PRFs but there was no evidence of bats identified. As such, a Precautionary Working Method Statement is recommended which should cover those trees within group G8 which are shrouded in Ivy.

6.13.4. For all other ecological features found on site, the design has ensured the mitigation hierarchy has been followed and where avoidance and impacts are unavoidable, appropriate mitigation measures are identified in the PEA. In addition to the PEA and pursuant to Conditions 7 (Construction Environmental Management Plan CEMP (Biodiversity)), Condition 20 (Biodiversity Enhancement Strategy) and Condition 25 (Landscape and Ecological Management Plan (LEMP)) placed on the Outline permission, a combined Biodiversity Enhancement Strategy (BES) and Landscape and Ecological Management Plan (LEMP) along with a Construction Environmental Management Plan (CEMP): Biodiversity produced by Ecosupport have also been submitted for consideration by the Local Planning Authority and relevant consultees.

6.13.5. In terms of BNG, the Outline application was submitted prior to the introduction of the legal requirement to secure 10% BNG on the majority of developments. The Outline however made a commitment to securing 10% gain which although was not formally secured through the permission, has been honoured by the Applicant. As set out in the accompanying Biodiversity Enhancement Strategy and Landscape Ecological Management Plan, the Outline application BNG assessment, demonstrated the site layout could provide a +12% net gain in habitat units and a +43% net gain in hedgerow units. The proposed RM submission continues to deliver extensive semi-natural greenspaces comprising of meadow planting, orchards, ponds, SuDS features and new tree planting demonstrates how BNG will be met on site, post construction in line with the Outline permission calculations.

6.13.6. Please refer to the accompanying documents for further information.

6.14. Flooding and Drainage

- 6.14.1. The site is within Flood Zone 1 and is at very low to low risk of flooding from fluvial, tidal and groundwater sources. The site is generally at very low risk of surface water flooding, however, there is an area of low to high flood risk running through the centre of the site, this is associated with a natural valley which runs from north to south. The proposed surface water flood risk would be mitigated with suitable overland flow routing. It is noted that since the outline application the Environment Agency have updated their flood mapping.
- 6.14.2. The Outline application was supported by a Flood Risk Assessment (FRA) (produced by PJS Land Development) and has been resubmitted for the RM. An outline drainage strategy was also submitted with the Outline application, to which the RM broadly accords and includes a total of five attenuation basins are proposed along the northern boundary. Flows to these basins will be conveyed within a system of below ground surface water sewers. Two ecological ponds are also proposed; however, these will not form part of the main drainage system. In addition, permeable paving will be provided across private parking courts (with a proprietary oil interceptor provided downstream of the attenuation basins) and a rainwater harvesting system will also be provided; details of which are described under the Water Neutrality section later in this Statement.
- 6.14.3. In addition to the proposed attenuation basins and in order to manage the overland flow path which passes through the site, two conveyance swales are proposed along the southern boundary to intercept and direct flows away from the proposed properties as it flows to the northern boundary of the site, as per the existing situation. Site-specific modelling has been undertaken to inform the resultant design to ensure the flow path can be safely managed, proposed properties protected and flood risk will not be increased downstream as a result of the development. These on-site flood risk mitigation measures, in combination with the attenuation basis provide efficient and safe management of surface water as well as creating a varied and attractive landscape and biological features for the development to be enjoyed by the residents. Foul water will drain via gravity to the existing public foul water sewers within the site boundaries and existing facilities crossing the site will be diverted to facilitate the development.
- 6.14.4. The Applicant Team have actively engaged in positive pre-application discussions with the West Sussex Local Lead Flood Authority (details contained in the JNP Drainage Report) and their comments have been considered within the design. Full details of the a detailed Drainage Strategy (Technical note) and site-specific flood risk modelling developed by JNP Group is provided in support of this application and has sought to provide sufficient detail in respect of Conditions 5 and 12 pursuant to the Outline permission.
- 6.14.5. In addition, this application is accompanied by a Surface Water Management Plan which has been produced by IDOM pursuant to Condition 13 of the Outline permission and sets out measures to protect adjacent and local watercourse during the construction phases. Please refer to supporting documentation for further information.

6.15. Sustainability

- 6.15.1. In relation to sustainability, Policy 37 of the HDPF states that *'proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location'*. In addition to the measures listed under the policy, *'all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design'*.
- 6.15.2. This application is supported by an Energy Statement.

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6.15.3. As set out within the accompanying Statement, the approach would be a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised. Air Source Heat Pumps are to be fitted in each dwelling to further reduce carbon emissions and ensure the scheme is not reliant on fossil fuel. The design has also considered longer term impacts of climate change, building in resilience through the construction specification and orientation to ensure properties maximise solar gain whilst managing overheating. Appropriate provision has also been made for refuse and recycling storage to ensure recycling is split from general refuse. To conclude, the proposals are considered to be acceptable in terms of energy and sustainability.

6.15.4. Please refer to the accompanying Report in full.

6.16. Water Neutrality

6.16.1. The application site falls within the Sussex North Water Supply Zone as defined by Natural England and which includes supplies from groundwater abstraction which cannot, with certainty, demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

6.16.2. An advice note from Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

6.16.3. The Outline approval secured the development as water neutral and relevant conditions and obligations were placed on the approval which relate to the Outline reporting produced by Motion. On determination of the detailed design and specifications however, Vistry appointed Aquality to undertake a review of the proposed measures to ensure the proposal remains water neutral. Aquality have produced a supplemental statement which confirms that although the overall calculated demand for water created by the development is likely to be a little over that modelled by Motion for the Outline application (82.34 litres vs 80 litres equating to 50,806.25 l/d vs 46,111 l/d), the report demonstrates that the additional demand will be met in full and with surplus through on-site water reduction measures.

6.16.4. The residual mains water requirement of the development therefore remains within the approved Outline permission and will be fully offset and there is no additional mains water requirement within the SNWSZ as a result of the development. This strategy will minimise the impact of the new development on the Sussex North Water Supply Zone. The Water Usage Strategy confirms proposal will be water neutral once complete and therefore satisfying Natural England's requirements.

6.17. Other Matters

6.17.1. Matters associated with land contamination have been identified through the Outline permission which identified known or suspected sources of land contamination; site investigation and generic quantitative risk assessment are secured through remediation conditions and will be addressed accordingly.

6.17.2. In relation to air quality, an Air Quality Assessment was submitted with the Outline application which determined that the impacts of the development are not expected to go beyond 'Slight Adverse' and no objection was raised. In line with the Sussex Air Quality Guidance an emissions mitigation assessment was undertaken and appropriate mitigation measures secured.

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- 1.1. The application site is adjacent to an existing Battery Energy Storage System (BESS) Facility which gained planning permission in 2016 (DC/16/1648). Notwithstanding comments made with respect to noise, addressed earlier in this statement; at Outline stage, no objection was raised by Environmental Health or West Sussex (WS) Fire and Rescue Service (FRS) regarding health & safety or fire risk as a result of the proximity of the new development.

- 1.2. In relation to Fire Risk, the Planning Committee Report for states at paragraph 6.86:

It is noted that representations have been made concerning fire risk from the battery storage facility. The West Sussex Fire and Rescue Service (FRS) have reviewed and commented on the proposal and raise no objection to likely fire risks from the adjacent battery storage unit on Kings Barn Lane. The development would not impinge emergency access to the unit and would likely enable fire trucks to better access to the unit via the new estate with extendable hoses compared to Kings Barn Lane. There are currently no set guidelines on how far battery storage facilities must be located from residential dwellings however it is understood from considering battery storage facilities elsewhere in the district that the industry guideline is a minimum of 30m, which the indicative layouts show is exceeded in this instance. There is a request for installation of fire hydrants to serve the new development, which would ensure there is a sufficient supply of water for firefighting and a potential duration of any fire.

- 6.17.3. It is noted that no record of the advice can be found on the Planning Register and it is therefore assumed it could have been verbal comments. What is also unclear is where the 30m distance is derived in respect of the minimum separation distance. The National Fire Chiefs Council (NFCC) Guidance on BESS (published 2023), which at the time of drafting, remains the most up to date version, sets out a minimum distance of 25m between a BESS installation and occupied buildings.

- 6.17.4. Members of the Planning Committee remained concerned regarding the safety of residents and the existing BESS and an additional condition (Condition 43) was as a result which states:

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.

- 6.17.5. The Outline never the less approved the illustrative layout and parameter plans, in line with the advice of the WS FRS and current industry guidelines, which maintains a buffer of in excess of 30m between the BESS and the nearest dwelling. As an existing BESS facility, outside the Applicant's control, the focus of the risk assessment is on matters within the site incorporating appropriate safety measures which are within their gift and will ensure the safety of future residents and support fire crews in being able to appropriately manage any incident.

- 6.17.6. In order to address the concerns of Members / the public and to address the requirements of Condition 43 (BESS Risk Assessment), a Risk Assessment regarding the BESS has been prepared in line with discussions with the West Sussex Fire and Rescue Service (WS F&RS), and the relevant sections of The National Fire Chiefs Guidance, which is a national document designed to assist in how the Fire Service should respond to incidents. The risk assessment has then been shared with the West Sussex Fire and Rescue Service for further comment and advice to ensure that the proposal has appropriately assessed all the risks and opportunities within the site to ensure the safety of future residents in case of an incident and to assist the fire service in dealing with any incident.

6.17.7. The current layout maintains and continues to exceed this distance with the closest dwelling 39m from the BESS at the closest point, across the access street to the front of the property. In addition, the layout has been updated to remove the previously proposed cul-de-sac access around the north eastern parcel and to introduce continuous vehicular access around the parameter block which is suitable for fire vehicles to manoeuvre around, removing the less suitable route indicated in the Outline masterplan. Further betterment is provided by way of a new fire hydrant to be located adjacent to the BESS to allow fire crews to access the facility via the application site, utilise the hydrant via the proposed pedestrian and cycle access at the eastern end of the site onto the eastern section of Kings Barn Lane, directly adjacent to the BESS. Full details of all the recommendations will be set out in the BESS Risk Assessment submitted pursuant to Condition 43 and demonstrates that any risks can and will be suitably mitigated and residents protected in case of an incident.

6.18. **Conditions**

6.18.1. The Applicant has sought to furnish the council with much of the information sought by the various conditions imposed on the Outline permission (DC/21/2233), some of which also relate to Reserved Matters (RM) and as such, although many cannot be formally discharge through the RM application, responses are sought in relation to the information provided in order to expedite the formal discharge process.

7. Conclusions

- 7.1. This Statement has been prepared on behalf of **Vistry Homes Limited** in support of a Reserved Matters application for the development of 265no. residential units at Land North of Glebe Farm, Steyning. The full development description is set out below:

‘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’.

- 7.2. This RM follows the grant of Outline consent under reference DC/21/2233 which was permitted for up to 265no. dwellings with approval of full access from the A283 and emergency access via Kings Barn Lane. The principle of development for up to 265no. residential dwellings and access was therefore previously established at Outline stage. This RM deals with the details of Appearance, Landscaping, Layout and Scale in relation to the approved.
- 7.3. The Applicant Team have worked closely with the LPA in the form of pre-application discussions under reference PE/24/0273. The Applicant has also worked closely with the community and full details of these discussions and meetings are set out in the accompanying Statement of Community Involvement. The proposed scheme and layout has been amended in accordance with the comments received and as such, the layout is considered to be entirely policy compliant and appropriate.
- 7.4. The proposed development will deliver a mix of housing type and tenure. In accordance with the S106 Legal Agreement, it is proposed that 40% of the total dwellings (106no.) will be delivered as affordable housing, comprising a tenure split is for 70% affordable / social rent and 30% intermediate housing. The Legal Agreement also secured public open space provision, along with contributions towards: travel plan monitoring, Bramber Brooks Nature Reserve, upgrades to public right of way in the vicinity of the site, including the Downs Link Bridleway which runs along the eastern boundary.
- 7.5. As set out in detail within this Statement, the Council are currently not able to demonstrate a Five Year Housing Land Supply (5YHLS) and are currently only able to demonstrate 1 year. There is therefore an insufficient supply of ‘deliverable’ housing sites to meet the Council’s 5YHLS in accordance with the NPPF. As such, Paragraph 11(d) is triggered and as concluded within this Statement and accompanying documents, there are no adverse impacts which would significantly and demonstrably outweigh the benefits of providing 265no. dwellings. The proposed scheme will make effective use of the land and on the titled balance, the provision of 265no. homes should be recognised as a valuable and important contribution in helping the Council meet its housing land supply target.
- 7.6. The site is located in a rural yet sustainable location with good access to existing and enhanced active and sustainable transport options. It represents a logical and sensitive extension to Steyning. Given the District’s acute housing need, the development will deliver much needed homes in an appropriate location, and the principle of development is considered sound and justified.

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- 7.7. The proposed layout responds to site specific constraints, including green infrastructure, surface water features, and topography. These constraints have been positively integrated into the scheme, resulting in the retention and enhancement of key landscape features and delivery of a mature landscape setting. The layout is broadly consistent with the approved Outline masterplan, with justified minor revisions explained in the accompanying documents.
- 7.8. The proposed palette of materials draws inspiration from the local vernacular and creates a sense of place through introducing a unifying choice of materials and detailing. As set out in detail within the accompanying Design & Access Statement, the proposed materials can be seen locally and different house types have been equally scattered throughout the proposed site and different character areas in order to avoid clusters.
- 7.9. The interaction between built form and soft/hard landscaping has been designed to create a high-quality public realm. This includes soft landscaping, private front gardens, communal garden areas for flats, and well-distributed open space and play provision throughout the development. The proposed landscaping strategy will not result in any harmful environmental impacts. The scheme includes public open space, structural and buffer planting, and responds to the biodiversity principles agreed at Outline stage. Updated ecological surveys have been submitted in support of the application.
- 7.10. The proposed heights of the new dwellings and flat blocks have been carefully designed to accord the approved parameters and to respond sensitively to the surrounding building heights of the local area in Steyning. As per the Outline Committee Report, the development would be 'medium' in scale, as defined by the Horsham Landscape Capacity Study and as agreed by the Council's Landscape Architect, given the geographical extent of the development and mitigation measures, it is unlikely that to have a significant adverse effect on the landscape at either national, county or district level. Overall, the proposed scale of the development is considered to be entirely acceptable, as concluded previously by HDC Planning Officers.
- 7.11. The accompanying Heritage Statement concludes that the proposals would result in less than substantial harm to the significance of Northfield Cottage, a designated heritage asset, thereby engaging Paragraph 215 of the NPPF. This harm must be weighed against the public benefits of the scheme. As set out in this Statement, the development is considered to deliver substantial public benefits, including the provision of much-needed housing, 40% of which will be affordable, together with high quality, landscape led design, public open space, and a community orchard. These benefits are considered sufficient to outweigh the identified level of harm.
- 7.12. In terms of access, the site also benefits from access to a range of sustainable transport options, as demonstrated in the accompanying Transport Assessment. Sufficient provision is made for both car and cycle parking and the development is not anticipated to result in any unacceptable impacts on highway safety or capacity. Detailed drainage and flood risk assessments confirm that the development is safe from flooding and incorporates appropriate drainage infrastructure in accordance with national and local policy. All other relevant material considerations have been assessed. The supporting technical reports confirm that the development would not result in any unacceptable impacts on amenity or the environment that cannot be mitigated through the use of planning conditions.
- 7.13. In conclusion, the application site is in a sustainable location and the proposed development is in accordance with the adopted Development Plan and the NPPF, including the presumption in favour of sustainable development. All relevant planning issues have been satisfactorily addressed, and there are no justifiable grounds for refusal. Planning permission should therefore be granted without delay.

Appendix 1 – Pre Application Reference PE/24/0273 Combined Comments and Meeting Notes

Appendix 2 – Horsham Planning Committee Report Reference DC/24/1811. 5 Year Housing Land Supply Position

Appendix 3 – Decision Notice DISC/25/0083