Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref:	DISC/26/0318
Your ref:	P2185ii Glebe DOC 17 20 OU
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	30th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 17 (advance planting) and 20 (Biodiversity Enhancement Strategy) to approved application DC/26/0325 (Removal of conditions 19 (water efficiency measures) and 21 (water neutrality strategy) and variation of trigger of Condition 14 (traffic noise mitigation) of planning approval DC/21/2233 (Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass. All matters reserved except for vehicular access from A283).

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

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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

    Reason: To ensure a satisfactory development that is sympathetic to the landscape and character of the surroundings and setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022).

Date of approval - 30th October 2026

20. **Pre-commencement (slab level) Condition**: As part of each reserved matters application and prior to ground floor slab level of any development, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local

Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following: i. Purpose and conservation objectives for the proposed enhancement measures; ii. detailed designs to achieve stated objectives; iii. locations of proposed enhancement measures by appropriate maps and plans; iv. persons responsible for implementing the enhancement measures; v. details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 30th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Final 23rd May 2025 BIODIVERSITY ENHANCEMENT STRATEGY/LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (Conditions 20 & 25) Glebe Farm, Steyning by EcoSupport		21.09.2026
Plans	Enabling Works Structural Planting Plan	TOR-XX-XX-DR-L-P-021 F	28.10.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control