HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning
DESCRIPTION:	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 bypass. All matters reserved except for vehicular access from A283).
REFERENCE:	DISC/26/0318
RECOMMENDATION:	Condition 17 - No Objection/Advice Condition 20 - Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Condition 17

The discharge of Condition 17 can be recommended, provided that the uncertainty regarding the delivery of 'infill planting by residents' is addressed through the subsequent pre-occupation landscape condition, with this requirement identified on the decision notice. Nevertheless, it is recommended that the relevant area is identified on the plan as 'Details to be provided under Condition 6 of DC/25/1138', rather than as infill planting to be carried out by residents.

Condition 20

Condition 20 should be discharged to the satisfaction of the relevant specialist. Notwithstanding this, it is noted that the submitted Combined Biodiversity Enhancement Strategy / Landscape and Ecological Management Plan is also intended to support the discharge of Condition 25.

With this in mind, there appear to be some inconsistencies between the Enabling Works Structural Planting Plan Rev E, and the Combined BES/LEMP. In particular, the tree species identified within Section 4.3.1 of the LEMP do not fully correspond with those specified on Revision E, and the documents should therefore be reviewed to ensure

appropriate coordination. The LEMP also identifies the developer as initially responsible for the implementation and maintenance of newly created and enhanced habitats, whereas Revision E identifies areas of 'infill planting to be carried out by residents'.

A further internal inconsistency is noted within the LEMP: Section 4.6.1 refers to the dry wildflower meadow mix as EM3, whereas Section 4.6.2 and the Implementation Plan identify EM2. This should be clarified and corrected as part of any subsequent consideration of the LEMP under Condition 25

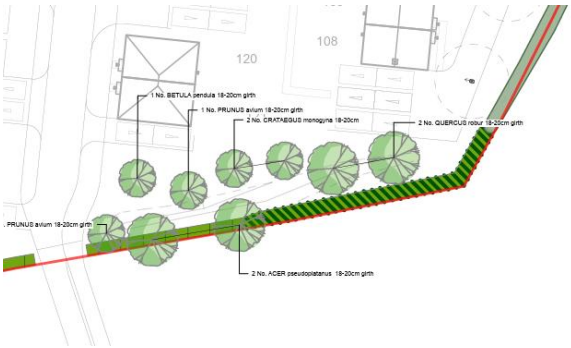
MAIN COMMENTS:

Pre-commencement (slab level) Condition 17 - 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.

The submitted Enabling Works Structural Planting Plan, Revision E identifies areas of 'infill planting to be carried out by residents', which introduces uncertainty regarding the delivery and retention of this element of the landscape scheme. For the purposes of the current pre commencement condition, this need not prevent discharge, provided the matter is addressed through the subsequent landscape condition prior to occupation, under Condition 6 of reserved matters DC/25/1138. The detailed landscape proposals should secure delivery of the necessary infill planting as part of the approved landscape scheme, rather than relying on individual residents to undertake the planting.

Area in question shown below for clarity:

Rev D



Rev E



Some minor changes have been made to the proposed tree species and sizes within the planting schedule between Revision D (approved under DC/25/1138) and Revision E (submitted for consideration under this discharge of condition application), details of which are set out below:

Species / size	Rev D	Rev E	Change
Acer campestre 18–20 cm	3	5	**+2**
Acer pseudoplatanus 18–20 cm	3	1	**−2**

Acer pseudoplatanus 20–25 cm	2	2	unchanged
Aesculus hippocastanum 20–25 cm	1	1	unchanged
Aesculus hippocastanum 18–20 cm	2	2	unchanged
Alnus cordata 20–25 cm	1	1	unchanged
Betula pendula 18–20 cm	2	1	**−1**
Betula pubescens 18–20 cm	3	5	**+2**
Crataegus monogyna 18–20 cm	11	7	**−4**
Fagus sylvatica 18–20 cm	5	6	**+1**
Fagus sylvatica 20–25 cm	8	7	**−1**
Prunus avium 18–20 cm	10	8	**−2**
Quercus robur 18–20 cm	3	1	**−2**
Quercus robur 20–25 cm	7	6	**−1**
Sorbus aria 'Majestica' 18–20 cm	4	4	unchanged
Sorbus aria 'Majestica' 20–25 cm	–	1	**+1 / new specification**
Tilia cordata 18–20 cm	1	1	unchanged

Having reviewed the proposed locations of the amended tree species and sizes, these changes are considered acceptable from a landscape perspective.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/10/2026