From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 December 2025 12:36:51 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1138
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/12/2025 12:36 PM.

Application Summary

Address:	Land North of Glebe Farm and Kings Barn Lane Steyning West Sussex BN44 3YR
Proposal:	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.
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	6 Abbey Road Steyning

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise - Trees and Landscaping

Comments:	Further to previous comments, I see no valid response in the documentation posted. To reiterate: Noting the "definitive loss of trees" from the western boundary of the site, this will impact my property which is adjacent to the bypass. Currently the trees on the embankment to the west of the bypass provide some protection from traffic noise, pollution, smells, disturbance, and provide privacy. The plans to remove trees to facilitate a cycle path along the embankment will be significantly impactful, both in terms of an immediate increase in noise/disturbance/smells/appearance/ plus a loss of privacy/loss of trees. This will be made materially worse by the new proposed street lighting along the bypass running up to the roundabout. There is nothing in the plans which aims to mitigate these issues, nor any clarity on plans for the cycle path on the embankment (including replanting of trees to mitigate the impacts mentioned above).

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council