

2 September 2026

FAO Matthew Porter
Horsham District Council
Albery House, Springfield Road
Horsham, West Sussex
RH12 2GB

JC/Let/P2185ii

Dear Mr Porter,

Application for Discharge of Conditions 17 and 20 pursuant to Outline Planning Permission Reference DC/26/0325 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

This application has been submitted online via the Planning Portal under reference **PP-15195785** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 17 (Landscaping) and 20 (Biodiversity Enhancement Strategy) pursuant to application reference DC/26/0325, which received approval on 20 May 2026 for amendments to Outline permission under reference DC/21/2233.

Conditions 17 and 20 are required to be discharged prior to the commencement of development above slab level. Both conditions are detailed as follows:

Condition 17 (Landscaping)

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.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

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This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **XX-XX-DR-L-P-021-Enabling Works Structural Planting Plan**

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 20 (Biodiversity Enhancement Strategy)

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.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **CONFIDENTIAL Glebe Farm Steyning - BES and LEMP (Rev A) (29.10.25)**
- **REDACTED Glebe Farm Steyning - BES and LEMP (Rev A) (29.10.25)**

Due to reference to protected species, the above document is provided as both redacted and confidential unredacted formats. We request that this be uploaded to the public register in redacted form only and handled sensitively.

The Council are also advised that the above was previously submitted as part of the RM application DC/25/1138. This submission is therefore being made purely for completeness.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Conditions 17 and 20 as listed above, pursuant to application reference DC/26/0325 at Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me [REDACTED]

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director