

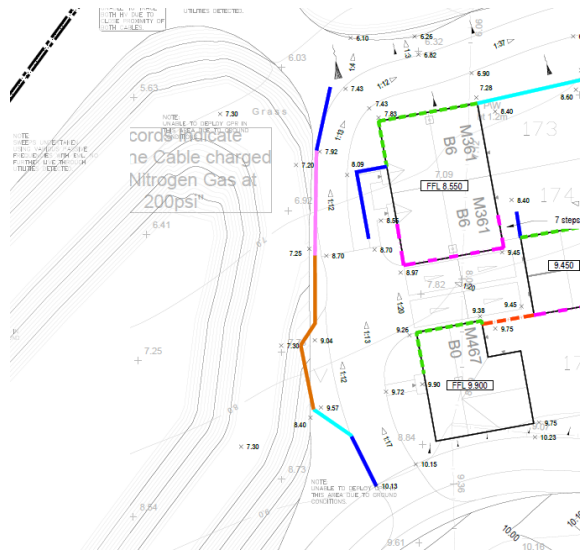


Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

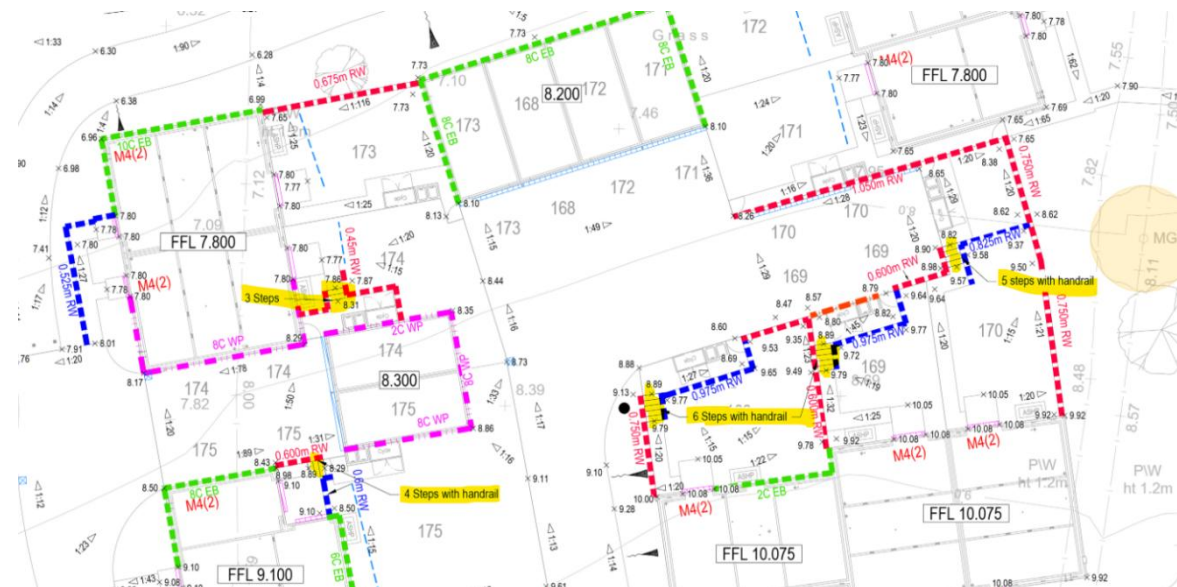
TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 8 (finished floor levels and external ground levels) and 12 (foul water sewerage disposal) to approved Outline application DC/21/2233 (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, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works)
REFERENCE:	DISC/26/0049
RECOMMENDATION:	Advice / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: We cannot recommend the discharge of conditions 8 and 12. Please see below for details. There is a minor modification recommended prior to discharge of condition 8, however it is deemed minor, see below. I am satisfied Condition 12 can now be discharged but please note that as result of the modifications there are some minor changes to the landscape arrangement plan. Since the detailed planting plans/schedule has been approved with the reserved matters (there is no further discharge of landscape condition to pick up these changes), please can you confirm that the resubmission of these details aren't necessary and that this latest masterplan is sufficient to secure and enforce the change or confirm with the applicant the mechanism necessary to regularise. If you come to the conclusion that the resubmission is not required, it would be useful to have the latest landscape masterplan revision saved to the reserved matters file so that these changes are picked up and checked against the discharge of any other remaining conditions.	
MAIN COMMENTS: Condition 8: (Levels)	

Although no major concern is raised with the proposed levels overall, we have previously highlighted under DC/25/1138 that changes to the layout proposals near one of the basins had not been amended on the levels plans to address the concern of a visitor parking in close proximity to the basin - please update layout to reflect these changes. The extract of the area as below:



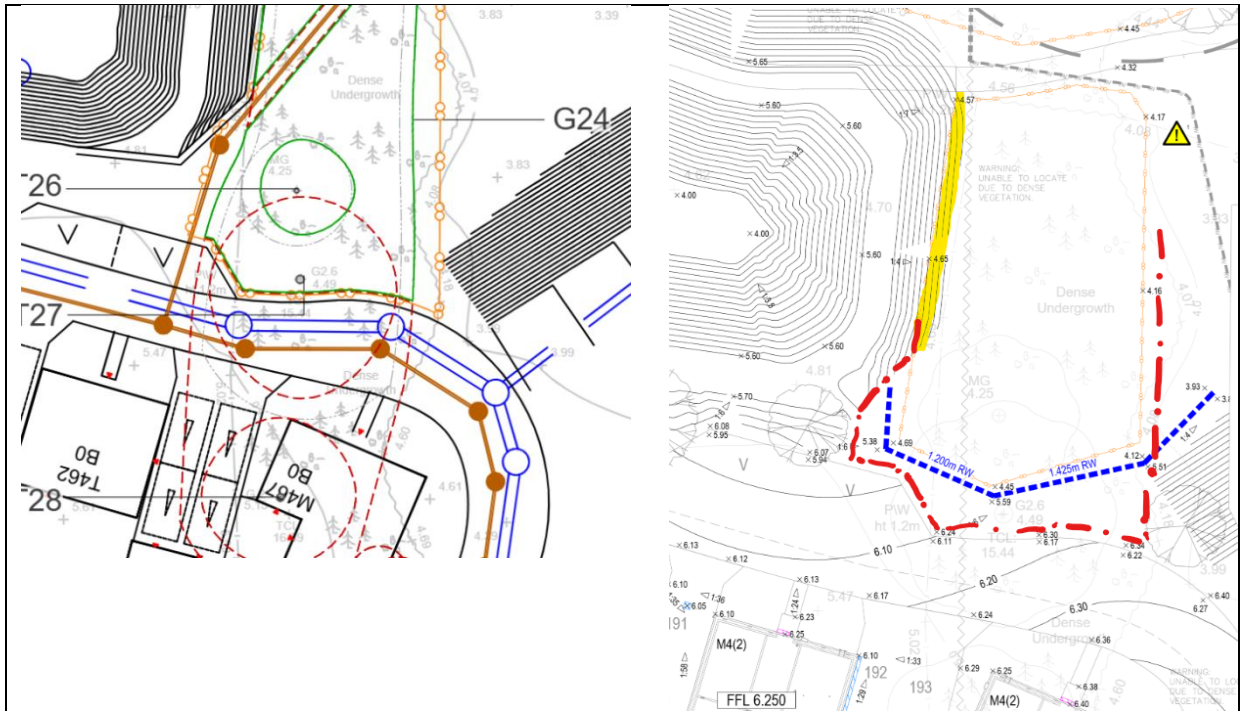
The issue above has been addressed with thanks.

However, for awareness I wanted to flag that as result of further detailed design, there has been change to some of the proposed FFL's, resulting in some big changes to the overall proposed levels strategy including the addition of a high retaining wall in between rear gardens of plots 168 to 212 and a number of stepped accesses to individual properties, particularly within the northern part of the site. These are not an issue in itself from a landscape perspective, as most are contained within rear gardens and concealed within retaining walls, see example in the extract below:

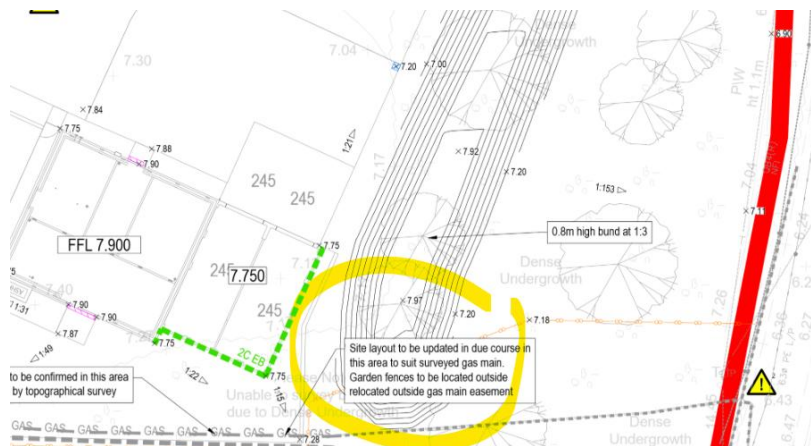


There is nevertheless concern that the amount of G24 being removed is significantly more than that indicated within the approved Tree Retention Plan, as result of the suds basin and the retaining wall, noting that T27 has already been lost between outline to reserved matters. While this is far from ideal, I can see this is the result of not only the changes to the level strategy but also the easement for the proposed water pipes. The second extract shows (dashed red line) roughly the extent of additional existing vegetation removal. I am raising for your awareness and in case there are any other consequences of this for other ecology commitments.

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The removal of the bund from encroaching into tree protection area is recommended however:

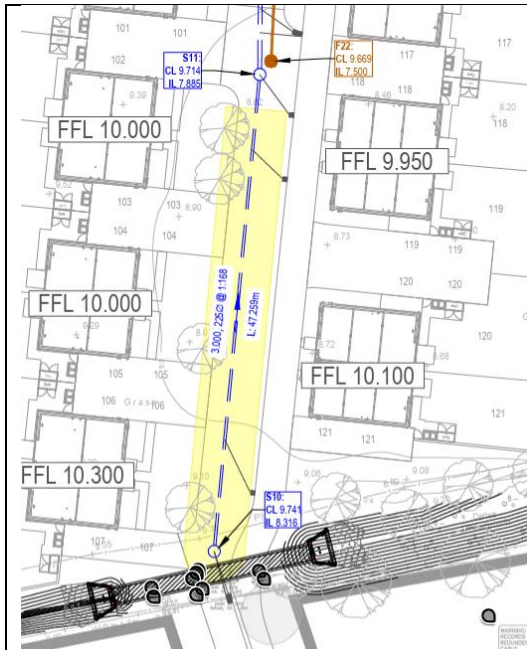


Condition 12: (Foul water sewage)

New proposed trees have been identified within the 3m easement zone in various locations. While in some cases this may be easily adjusted as these are within the open space, other areas such as street trees in the example below (not exhaustive) are of concern.

Please adjust surface water pipes so that it's demonstrated the tree strategy can be delivered as approved and service providers are satisfied with the proposed relationship. Note root barriers will also be required and locations must indicated in the plans.

CLOSED.



ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/03/2026 17/04/2026