PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/25/1138
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.

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

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RESOLVED:
At its meeting on 16th December 2025, Planning Committee resolved to approve the application, in accordance with the Officer recommendation, subject to the following:

i) Condition 6 be amended to include that landscape buffer/ boundary treatment details to the southern extent of the application site in relation to existing dwellings along Kings Barn Lane, plots 108 – 114, to be agreed by the Local Planning Authority in consultation with local Ward Members.

Condition 6 as amended is set out below:

***Pre-Occupation Condition**: Prior to the first occupation of any part of each phase of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *A Management responsibilities plan that aligns with the Landscape Environmental Management Plan secured under Condition no. 25 of planning permission DC/21/2233 that demonstrates the exclusion of easement land within the development from private title deed ownership, including outside of plot demise of units 233, 234, 235, and 244, 245.*
- *Details of all existing trees and planting to be retained and removed*
- *Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names*
- *Coordination of planting plans with ecological enhancement measures*
- *Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment*
- *Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required*
- *Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels, and review to resolve drawing inconsistences between HARDWORKS AND BOUNDARIES 1 OF 9 and PARAMETER PLANS PROPOSED ROAD HIERARCHY PLAN*

- *Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials, and review of fencing around open spaces/LAPS.*
- *Details of minor artefacts and structures - such as bin stores, cycle stores, street furniture, play equipment and signage - including location, size, colour and specification*
- *Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary*
- *Details of all play equipment, covered seating and shelter, and associated surfacing and street furniture*
- *Proposed and existing services above and below ground - such as drainage, power, communication cables and pipelines - including lines, manholes, supports and other technical features*
- *Details of all external lighting*
- *Explore additional hedgerow (native mix over easements) along the south boundary to plots 233, 234, and 245.*
- *Review wildflower meadow mix to basins 2 and 3*
- *Additional 1 no. street tree on verge between plots 117 - 115, and*
- ***landscape buffer/ boundary treatment details to the southern extent of the application site in relation to existing dwellings along Kings Barn Lane, plots 108 - 114, to be agreed by the Local Planning Authority in consultation with local Ward Members***

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and settlement character and built form of the surroundings, and in the interests of visual amenity and in the interests of the landscape character of the surroundings and settings of the Listed Building and 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, 2 and 3 of the Steyning Neighbourhood Development Plan (2022).

ii) Addition of an informative stating that details pursuant to discharge of condition 5 (materials and finishes) include details of any renewable solar PV and/or apparatus on the roofs of buildings

iii) Addition of an informative stating that Members express their concerns on fire safety pertaining to the BESS and the introduction of new dwellings in its proximity and encourage the developer and BESS operator to continue to engage on this matter.

iv) Addition of an informative stating that Members encourage the developer to further walking and cycling provisions to the Glebe scheme.

At the meeting Members were verbally updated concerning the receipt of 1 no. additional representation in objection to the application from a new property address, raising no new issues not already detailed in the committee report.

Additionally, 1 no. further representation was received from an address already recorded as making representation (objection) and reiterating comments previously submitted.

On 18th December the Government published a consultation draft of its proposed reforms to the National Planning Policy Framework. As the consultation is at a very early stage, and the draft document could be subject to changes, and, having regard to its content and the nature of the matters under consideration, this decision is based on the extant National Planning Policy Framework.

Case Officer: Matthew Porter	**Date:** 19-12-2025
Authorising Officer: Adrian Smith	**Date:** 19/12/2025