From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 October 2026 13:30:52 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/26/0318
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 09/10/2026 1:30 PM.

Application Summary

Address:	Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning West Sussex
Proposal:	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 by-pass. All matters reserved except for vehicular access from A283).
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	39 Kings Barn Lane Steyning West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity

- Privacy Light and Noise
- Trees and Landscaping

Comments:

Having reviewed the latest plan, the residents of 37a to 43 Kings Barn Lane are concerned that the "native mixed hedgerow" previously shown between our rear garden boundaries and the development has been removed. In its place, the plan now shows a hatched area labelled "Infill planting to be carried out by residents".

Hedgerow and Infill Planting

The affected strip runs along the southern boundary from Plot 114 to Plot 121, to the right of the access point. This appears to be the only hatched area along the boundary adjoining existing Kings Barn Lane residents.

Vistry to clarify what "Infill planting to be carried out by residents" refers to:

- which residents? Existing Kings Barn Lane or new development?
- when will the planting be conducted.
- who will own and maintain the planted area.
- who will fund and conduct the planting.
- what work is included within "infill planting".
- how residents would gain lawful and practical access if they are expected to undertake or maintain the planting; and
- why this responsibility appears to apply only to this section of the boundary.

Previous discussions were about maintaining and adding more structural planting. Advanced planting is preferable to protect amenity but if this is not possible then structural planting is still preferable.

Residents have previously requested that part of this land be transferred for their use. Vistry to confirm whether the notation on the latest plan is intended to respond to that request. If so, please set out the proposed ownership and legal arrangements.

Southern Boundary Fence

I understand this application refers to the advanced planting Condition 17 of the Outline Planning. However, how can this be discharged before the boundary is established? Appreciate this is a planting condition, but the boundary has an impact.

Vistry has not yet confirmed the precise alignment of the proposed new fence line along the southern boundary. They need to provide a plan showing its exact position relative to the existing residential boundaries, the proposed planting strip, and Plots 114 to 121. Confirmation of the fence alignment is necessary before residents can accurately assess the ownership, access, and maintenance

implications.

Additional Tree Planting

Only two trees are currently shown near Plot 121. I would like to request additional advanced tree planting in this area to provide more effective screening and reduce overlooking and loss of privacy of existing homes. The available area appears capable of accommodating further planting. Advanced planting is desirable, but if not possible then I request planting of mature trees afterwards.

I would also request no tree planting near the boundary line in this area to avoid loss of light and encroachment of overhanging.

If additional trees cannot be provided, please explain the relevant landscaping or technical constraints.

Requested Response

Vistry to provide a written response addressing the planting responsibilities, land ownership, access and maintenance arrangements, proposed fence alignment, and the scope for additional advanced tree planting near Plot 121. I also request that the plan and its annotations be amended where necessary so that these arrangements are clear and unambiguous.

In conclusion, I believe Condition 17 of Outline Planning cannot be met until the issues surrounding advanced planting as detailed above are addressed and amended accordingly.

Kind regards

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council