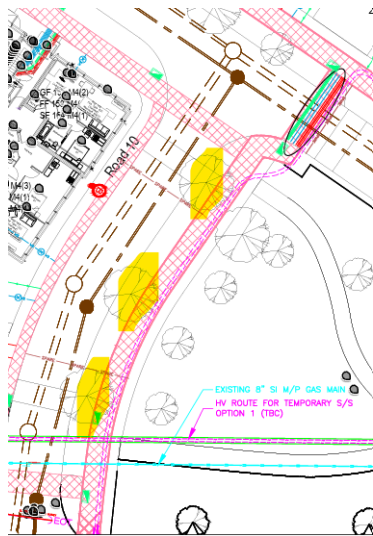




Horsham
District
Council

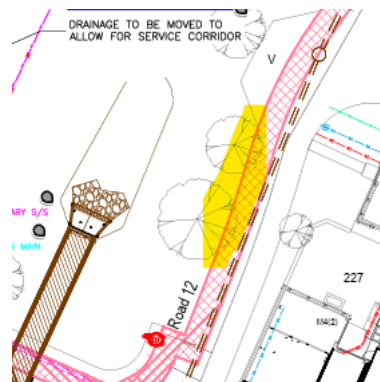
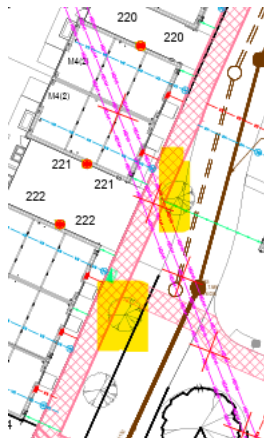
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Linden Homes Development Site Kings Barn Lane Steyning West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 18 (underground services) 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).)
REFERENCE:	DISC/26/0199
RECOMMENDATION:	Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Adjustments to the proposed services routing are required to allow for the successful delivery of the landscape proposals. This include the relocation of services where necessary, the inclusion of tree root barriers and provision of greater certainty that a key landscape mitigation measure can be implemented. Please see details below.	
MAIN COMMENTS: Upon revision of the drawings Utility service mark up and utility strip, sheets 1 to 7, the following clashes have been identified between the landscape strategy and the proposed underground services. Please review as follows: Sheet 2 of 7 1. Many proposed trees are located in very close proximity to the utility strip. Root barriers must be installed, and it is recommended the location and extent of these are shown in the utilities plan. Sheet 3 of 7 2. As above and extract examples below	



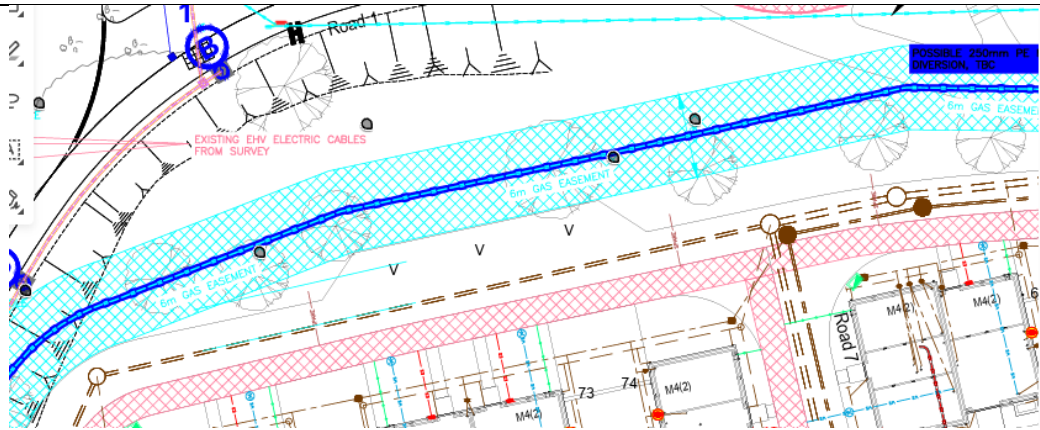
Sheet 4 of 7

3. As above regarding proximity to tree planting and utility strip. Root barriers must be installed, and it is recommended the location and extent of these are shown in the utilities plan.



Sheet 5 of 7

4. There is a significant conflict between the proposed tree planting and what appears to be an existing gas main and associated easement. The note on the plan indicates that this service may be subject to diversion, which would be welcomed so that the tree planting can be delivered in its current location. The planting in this area is a key component of the landscape mitigation strategy, providing important screening and softening the appearance of the development at the site entrance particularly given its elevated position.



While some flexibility in the final positioning of the trees may be necessary while the feasibility of the gas main diversion is explored, the proposed tree planting must remain as close as possible to the currently indicated locations. Should the tree need to be moved considerably further down the bank, additional hedgerow planting along the road hedge may need to be planted to maintain the intended level of landscape mitigation. In that case, revised landscape details should be submitted for approval.

It is recommended that a note be added to the plan stating that, should diversion of the gas main prove unfeasible, revised tree planting locations and shall be submitted to the Council for approval, demonstrating appropriate coordination between the gas main and the landscape proposals.

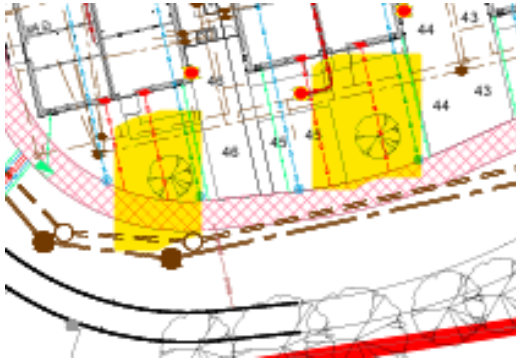
Alternatively, if there is little certainty that the gas main diversion is achievable, revised tree planting locations should be identified prior to determination.

Sheet 6 of 7

5. As above regarding proximity to tree planting and utility strip. Root barriers must be installed, and it is recommended the location and extent of these are shown in the utilities plan.
6. It is unlikely the row of trees indicated below can be delivered in such close proximity to services. These street trees are a key component of the design and in establishing the avenue tree character along one of the main routes through the site. Please adjust and review services to facilitate the planting and long term retention of these trees.



7. Similar issue as above:



8. Additionally, notes across the various plans indicate the drainage network is proposed *to be moved to allow for service corridor*. While this is acceptable in principle, please ensure that any amendments to the revised drainage layout do not conflict with the proposed tree planting and the implementation of the landscape strategy.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	23/07/2026