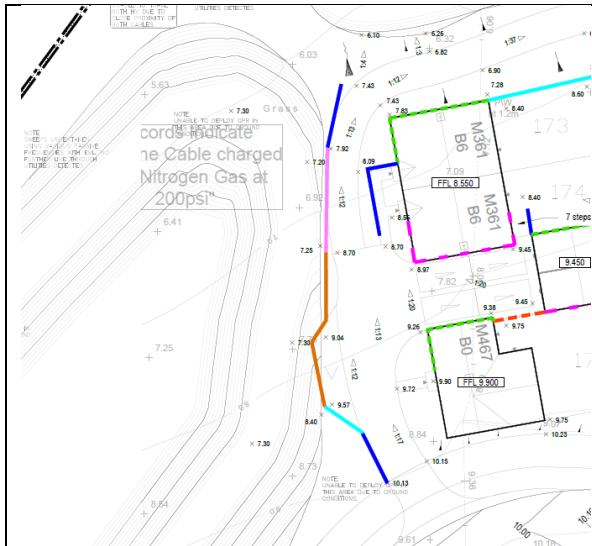




HORSHAM DISTRICT COUNCIL CONSULTATION

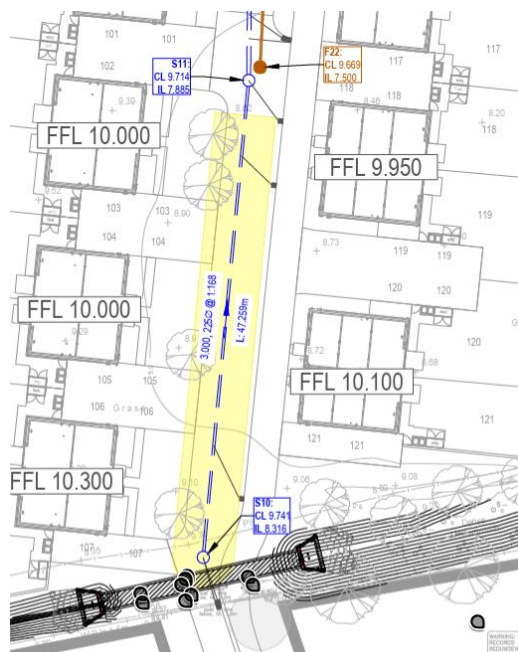
TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 8 (finished floor levels and external ground levels) and 12 (foul water sewerage disposal) to approved Outline 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.	
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:	



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 be indicated in the plans.



ANY RECOMMENDED CONDITIONS: N/A

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

