[redacted]

From: Planning@horsham.gov.uk
Sent: 19 October 2026 17:18
To: Planning
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 19/10/2026 5:17 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:	43 King's Barn Lane Steyning

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Trees and Landscaping
Comments:	Planning Representation - Discharge of Condition 17 Application: DISC/26/0318 | Vistry Phase 3, Kings Barn Lane, Steyning Dear Planning Officer, I am writing regarding the proposed discharge of Condition 17. The submitted proposals differ from previously approved southern boundary landscaping arrangements and still fail to adequately demonstrate how planting will be delivered,

maintained or used to protect the privacy of existing Kings Barn Lane residents. I request clarification and, where necessary, amended drawings before discharge.

1. Hedgerow and Resident Infill Planting
The latest plan appears to remove the previously proposed native mixed hedgerow adjoining existing gardens between Plots 114 and 121, replacing it with a hatched area marked "Infill planting to be carried out by residents". Vistry should explain why this change has happened with no consultation, identify which residents are responsible (current or future), and specify the planting, timing, funding, maintenance, land ownership and lawful access arrangements.

If the annotation relates to previous requests to transfer land to existing residents, the legal arrangements must be explicit.

Essential screening should not depend on an undefined obligation on residents, current or future. If the annotation reflects neither arrangement, a revised drawing should show how boundary treatment previously consulted upon and agreed with residents will be honoured.

2. Planting Within and Beyond the Utility Easement
Previous easement drawings identify a yellow restricted strip and an adjoining purple area understood to lie outside the electrical easement restrictions. Section G-GG of the approved reserved matters drawings shows native shrub planting along this boundary. My understanding is that suitable native shrubs may be planted within the yellow strip, subject to utility operator requirements.

Vistry should confirm the permissible species and planting arrangements, including how the proposed planting will achieve sufficient height and density to provide effective screening and protect the residential amenity of 43 Kings Barn Lane, and demonstrate that the planting illustrated in Section G-GG will be delivered.

3. Structural Planting and Privacy
The purple area appears to offer scope for additional structural planting outside the identified electrical easement restrictions, as previously discussed with Vistry during site visits. I seek appropriately sized trees or substantial shrubs positioned to interrupt direct sightlines from ground-floor and, where feasible, upper-floor windows of the proposed development towards the property and garden at 43 Kings Barn Lane.

Vistry should consider additional structural planting adjoining Plots 108-114 as a minimum, preferably advanced planting for earlier screening. Proposals should specify species, initial heights, spacing, expected growth and maintenance.

4. Consultation and Discharge
I understand Condition 6 of the reserved matters approval requires consultation with the relevant district councillor(s) on southern boundary treatment. Please confirm whether this consultation has taken place, whether the current landscaping proposals were included, and how any resident representations were addressed.

Although Conditions 6 and 17 are separate, both concern the southern boundary treatment and are therefore closely interrelated. I consider it premature to discharge Condition 17 without first establishing that the consultation requirements of Condition 6 have been satisfied and that any resulting representations from residents have been appropriately considered.

5. Fence Alignment and Maintenance
The precise southern boundary fence alignment remains unclear. Vistry should provide a dimensioned plan showing its relationship to existing garden boundaries, Plots 108-121, planting areas and utility easements, consistent with approved reserved matters Section G-GG. Until the alignment and boundary treatment are confirmed, including relevant Condition 6 consultation, it is unclear how the landscaping can be assessed as deliverable. Discharge of Condition 17 is therefore premature.

Requested Decision
I request that Condition 17 is not discharged until Vistry has:

- Clarified removal of the hedgerow and responsibilities for resident infill planting. Who the residents are and any legal and/or maintenance obligations.
- Confirmed permitted easement planting and demonstrated that approved native shrubs will achieve sufficient height and density, consistent with previously approved landscaping proposals (RM section G-GG) and discussions with residents.
- Assessed additional structural planting outside the easement, particularly adjoining Plots 108-114, to protect residential privacy.
- Confirmed that Condition 6 consultation requirements have been satisfied.
- Clarified fence alignment, land ownership, access and ongoing maintenance, in line with RM Approved section G-GG.

Where necessary, revised drawings and a written response should be provided to impacted Kings Barn Lane residents.

I support appropriate southern boundary landscaping, but the current proposals leave material questions about consistency with approved arrangements, deliverability and residential amenity.

I therefore request that Condition 17 remains undischarged until these matters have been satisfactorily addressed and the consultation requirements of Condition 6 have been fulfilled through the agreed consultation process.

Yours Faithfully,
[redacted]

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council

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