

9 December 2025

Attention: Development Management
Planning Department
Horsham District Council
By email only to planning@horsham.gov.uk

Planning Portal Reference: PP-14345523

SLR Project No.: 433.000146.00001

RE: Planning Application – Land at Smugglers’ Lane, Barns Green, Horsham
Proposed development of 68 dwellings with vehicular and pedestrian accesses, public openspace, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site

On behalf of Miller Homes Ltd and Miller M2 (Barns Green) Ltd (hereinafter ‘the applicants’) I have pleasure in enclosing a full planning application in relation to proposed development at land known as Land at Smugglers’ Lane, Barns Green. The proposed description of development is as follows:

Proposed development of 68 dwellings with vehicular and pedestrian accesses, public openspace, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site

The documents submitted to support the application are based on your validation requirements and confirmation of the required submission documents provided by planning officers in their pre-application response dated 18th July 2025 (see full response at Appendix B of the submitted Planning Statement). A schedule of submitted documents is appended to this letter.

Note that the submitted documents and reports were prepared prior to the recent announcements by the Government¹ and Natural England² in relation to Water Neutrality. The changed guidance means that development no longer needs to demonstrate water neutrality. As a consequence of the updated guidance, the applicants are reviewing the drainage strategy for the site and will submit an updated FRA and drainage strategy in due course.

We look forward to confirmation of receipt and validation of this application. Any questions in the meantime please do not hesitate to contact me on the details below.

Kind Regards,

SLR Consulting Limited



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¹ <https://www.gov.uk/government/news/thousands-of-new-homes-get-the-go-ahead-in-north-sussex>

² https://www.chichester.gov.uk/media/41677/Natural-England-Withdrawal-Statement/pdf/Arun_Valley-Withdrawal-Statement-31.10.25.pdf?m=1762268940470

Submission Document Schedule

Plans

Plan Name	Plan Reference	Revision
Site Location Plan	24088-S101	
Site Layout	24088-P101	Q
Existing Site Survey	24088-S192	
Coloured Site Layout	24088-C101	
Coloured Street Scenes	24088-C102	A
Sketch Perspective – View 1	24088-C103	
Sketch Perspective – View 2	24088-C104	
Site Building Materials Layout	24088-P102	C
Site Mix & Tenure Plan	24088-P103	A
Site Boundary Materials Layout	24088-P104	A
Site Parking Layout	24088-P105	B
Open Space Typologies	DD715L02	A
LAP Layout	DD715L06	
Landscape Strategy Plan	DD715L01	D
Site Access Arrangements	ITL200844-GA-006D	D
Site Layout Visibility Review	ITL200844-GA-007B	B
Site Layout Swept Path Analysis Review Refuse Vehicle	ITL200844-GA-008B	B
Site Layout Swept Path Analysis Review Fire Vehicle	ITL200844-GA-009B	B
Site Layout Swept Path Analysis Review Estate Cars	ITL200844-GA-0010	A
Site levels Strategy	TSWC-0018-501	
Access Road Profiles	TSWC-0018-502	
Surface Water Drainage Strategy	TSWC-0018-401	A
Surface Water Impermeable Areas	TSWC-0018-402	
Surface Water exceedance routing	TSWC-0018-403	
Tree Protection Plan	25-1907-TPP	
Plots 1 & 6 - Plans and Elevations	24088-P110	A
Plots 2 3 67 & 68 - Plans and Elevations	24088-P111	A
Plots 4-5 - Plans and Elevations	24088-P112	A
Plots 54 & 66 - Plans and Elevations	24088-P113	B
Plots 8-9 & B-26-27 - Plans and Elevations	24088-P114	B
Plots 23-25 - Plans and Elevations	24088-P115	B
Plot 10 & 11 - Plans and Elevations	24088-P116	B
Plots 18, 21, 43 & 44 - Plans and Elevations	24088-P117	A
Plot 19 & 42 - Plans and Elevations	24088-P118	A
Plot 20 & 41 - Plans and Elevations	24088-P119	A
Plot 22 - Plans and Elevations	24088-P120	A
Plot 28 - Plans and Elevations	24088-P121	A

Plan Name	Plan Reference	Revision
Plots 29-30 - Plans and Elevations	24088-P122	A
Plot 31 - Plans and Elevations	24808-P123	A
Plots 38-40 - Plans and Elevations	24808-P124	A
Plot 45 - Plans and Elevations	24808-P125	A
Plot 46 - Plans and Elevations	24808-P126	A
Plots 47-48 - Plans and Elevations	24808-P127	B
Plots 49, 50, 56, 57, & 62, 63 - Plans and Elevations	24808-P128	B
Plots 52, & 60, 61 - Plans and Elevations	24808-P129	B
Plot 53 - Plans and Elevations	24808-P130	B
Plots 58-59 - Plans and Elevations	24088-P131	A
Plots 13-14 & 64-65 - Plans and Elevations	24088-P132	B
Plots 32-37 - Apartment Plans	24088-P133	A
Plots 32-37 - Apartment Elevations	24088-P134	B
Plots 15-17 - Plans and Elevations	24088-P135	A
Plot 55 – Plans and Elevations	24088-P136	
Plot 7 – Plans and Elevations	24088-P137	A
Ancillary Buildings – Plans and Elevations	24088-P140	

Reports

Document	Title Author
Planning Statement (incorporating Affordable Housing Statement and draft S106 Heads of Terms)	SLR
Statement of Community Involvement	SLR
Design and Access Statement	OSP
Flood Risk Assessment (incorporating Drainage Strategy)	TS Wood Consulting
Water Neutrality Statement	TS Wood Consulting
Biodiversity Net Gain Feasibility Assessment & Outline HMMP	Ecology Partnership
Ecological PEA	Ecology Partnership
EclA	Ecology Partnership
Shadow Habitat Regulation Assessment (sHRA)	Ecology Partnership
Biodiversity Metric (excel)	Ecology Partnership
Bat Report	Ecology Partnership
GCN Report	Ecology Partnership
Dormouse Report	Ecology Partnership
Energy Statement	Energy and Design
Noise Assessment	SLR
Air Quality Assessment	SLR
Baseline Lighting Survey	SLR
Lighting Design Report	SLR
Transport Statement	i-Transport
Travel Plan Statement	i-Transport
Archaeology Desk Based Assessment	TCM Heritage
Heritage Assessment	TCM Heritage
Landscape Visual Appraisal	Deacon Design
Landscape Management Plan	Deacon Design
AIA and MS	Canopy Consulting
Ground Investigation	Ground & Water

