Planning Statement (incorporating Affordable Housing Statement and draft S106 Heads of Terms)

Land at Smugglers' Lane, Barns Green, Horsham

Miller Homes Ltd and Miller Developments

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Acronyms and Abbreviations

BNG	Biodiversity Net Gain
BUAB	Built Up Area Boundary
FAD	Facilitating Appropriate Development
HDC	Horsham District Council
HDLP	Horsham District Local Plan
HDPF	Horsham District Planning Framework
HER	Historic Environment Records
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SAC	Special Area of Conservation
SDHD	Shaping Development in Horsham District
SLR	SLR Consulting Ltd
SM	Standard Method
SPD	Supplementary Planning Document(s)
SuDS	Sustainable Drainage Systems
5YHLS	Five Year Housing Land Supply

1.0 Introduction

1.1 SLR Consulting Ltd (SLR) was instructed by the applicants, Miller Homes Ltd and Miller Developments to prepare a Planning Statement in support of the submission of a planning application to Horsham District Council (HDC), as the Local Planning Authority (LPA), for the development of a scheme of 68 dwellings, with vehicular and pedestrian accesses, public open space, hard and soft landscaping, and associated works, including supporting foul and surface water drainage works and works to existing culverted watercourse at the Land south of Smugglers' Lane, Barns Green, Horsham ('The Site')

1.2 This Planning Statement presents an analysis of the proposed application site and surrounding area (Section 2), sets out the relevant planning history (Section 3) and pre-application and consultation feedback (Section 4), before summarising the proposals (Section 5) and planning policy context (Section 6). The Statement explains why the Proposed Development is appropriate, having regard to the key planning considerations (Section 7), as well as technical and environmental considerations (Section 7).

1.3 This report also includes an Affordable Housing Statement in Section 8 and Section 9 provides a draft s106 Heads of Terms, which are anticipated to be required for the necessary s106 agreement. Lastly, Section 10 provides a summary alongside the planning balance to demonstrate that the proposals are acceptable, having regard to local and national policy, and why the application should, therefore, be approved.

1.4 This Planning Statement (incorporating Affordable Housing Statement and draft s106 Heads of Terms) is supported by, and should be read in conjunction with, a suite of supporting plans, reports and technical documents, as set out below:

Reports

- Covering Letter
- Application Form and Certificates
- Community Infrastructure Levy Form
- Planning Statement, including Affordable Housing Statement and draft Heads of Terms (this report) ;
- Design and Access Statement (by OSP architecture);
- Landscape Design Document (by Deacon Design);
- Air Quality Assessment (by SLR);
- Lighting (by SLR);
- Noise Assessment (by SLR)
- Arboricultural Impact Statement, including Tree Survey (by Canopy Consultancy);
- Flood Risk Assessment (by TS WOOD Consulting);
- Drainage Strategy (by TS WOOD Consulting);
- Water Neutrality Statement;
- Biodiversity Net Gain Assessment (by Ecology Partnership);
- Ecological Appraisal (by Ecology Partnership);
- Outline Habitat Management and Maintenance Plan (by Ecology Partnership);

- Energy Statement;
- Land Contamination Assessment;
- Transport Assessment (by i-Transport);
- Draft Travel Plan (by i-Transport);
- Heritage Statement, including HER Search (by TCMS Heritage); and
- Archaeological Desk Based Assessment (by TCMS Heritage).

Plans

- Site Location Plan
- Coloured and B&W Site Layout
- Site Materials Layout
- Site Mix and Tenure Plan
- Site Boundary Materials Plan
- Site Parking Layout
- Existing Site Survey
- Coloured Street Scenes
- 2x Sketch Perspectives
- Plans and elevations for each proposed housing plot
- Open Space Typologies Plan
- Landscape Strategy Plan
- Play Area (LAP) Layout Plan
- Highways Access Plans
- Visibility Splay Plans
- Highways Tracking Plans (including Refuse and Fire Tender)
- Drainage Strategy Plan
- Proposed Levels Plan
- Tree Protection Plan

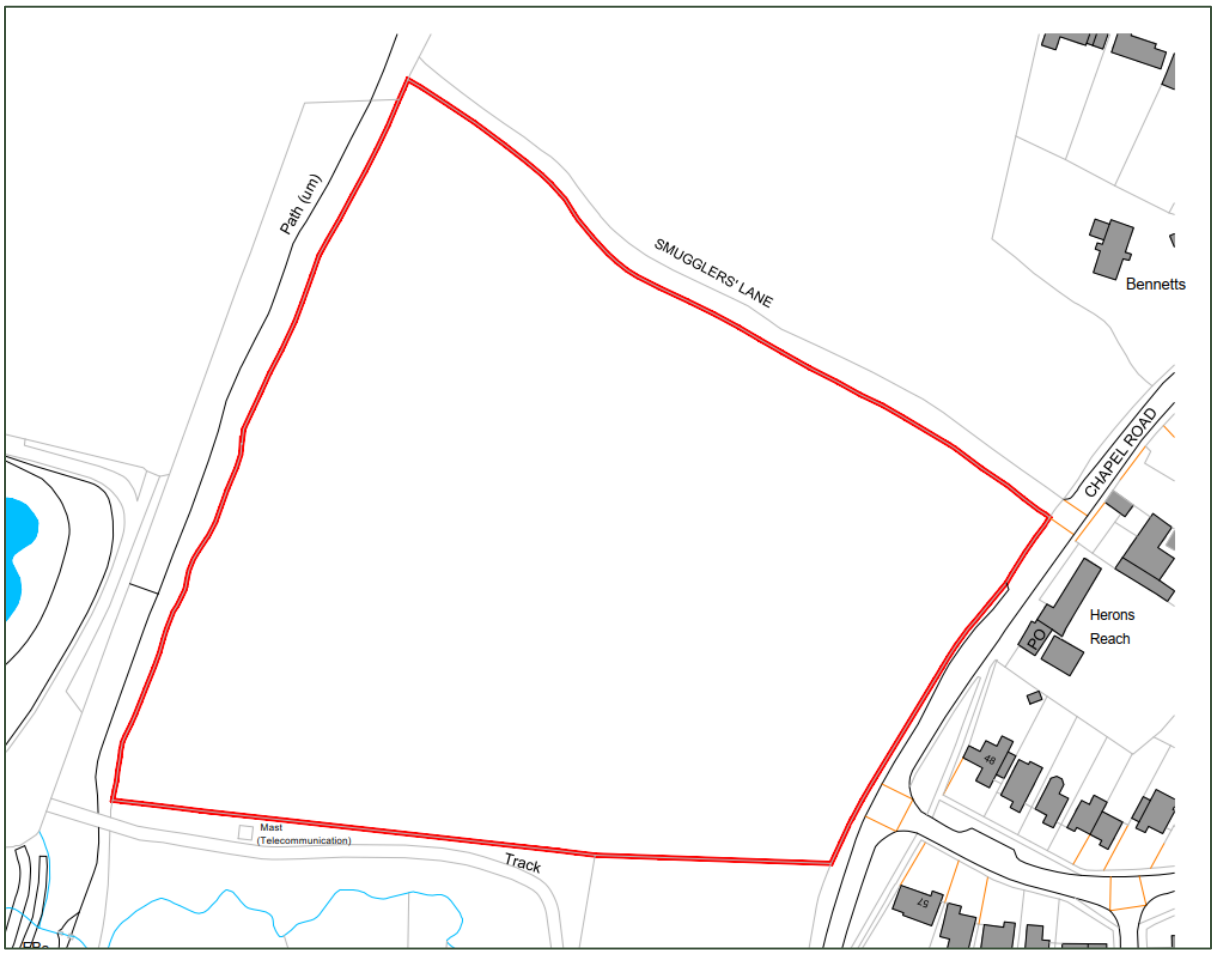
2.0 The Site and Surroundings

Site Location

2.1 The proposed Site is 3.3 hectares on land south of Smugglers' Lane and west of Chapel Road. It is situated to the immediate west of Barns Green, a village within the Itchingfield Parish boundary and within the administrative boundary of Horsham District Council (HDC).

2.2 The Site is outlined by the red line boundary (RLB) in Figure 1 below and a scaled plan is provided as part of the submission documents.

Figure 1 Extract from Site Location Plan [ref. OSP 24088 S101]



Planning and Environmental Designations

2.3 The Site is considered to be located in the countryside, however, it is immediately adjacent to the Built-Up Area Boundary (BUAB) of Barns Green. The Site is in the Sussex North Water Supply Zone, it is wholly within flood zone 1 (indicating low probability of flooding from rivers and the sea), and the eastern edge of the Site is affected by areas of medium and high surface water flood risk.

2.4 In terms of ecological and Arboricultural related designations, the Site is within the The Mens Special Area of Conservation (SAC) bat sustenance zone and adjacent to Ancient Woodland which is located along the western boundary.

2.5 In Landscape terms the Site is not located in Green Belt, a National Landscape, nor a National Park.

2.6 With regard to the heritage context, the site does not contain any known heritage assets however, there are three Grade II listed buildings to the east of the site, including Barns Green Village Store, The Queen's Head Public House, and Blacksmith's Cottage. There are also Grade II listed buildings to the north and south, known as Bennetts and Little Slaughterford Farmhouse, respectively.

2.7 A site constraints plan has been provided as part of the submission documents and plans.

Site Description

2.8 The Site comprises undeveloped land, which is currently used for grazing livestock, accessing the Site through the gates located in the northwest and southwest corners. The north, south and western boundaries are well screened by trees, and there is a hedgerow along the eastern boundary. Beyond the tree-line boundary, to the north and west are Public Rights of Way, namely Smugglers' Lane Bridleway no. 1600 and footpath no. 1596_1 and agricultural fields. To the south and west is a fishery and campsite. Part of this land directly south also benefits from planning permission for residential development, which is discussed further in Section 3 of this Report. To the east, the Site is bound by Chapel Road, which connects to the surrounding residential area, such as the Hordens, and local amenities, including the listed village shop, the listed public house, Barns Green Primary School, sports pitches and a Sports and Social Club, and other services. An access gate is located onto Chapel Road from the site in the far north-east corner of the site.

2.9 In terms of connectivity, there are several bus stops on Chapel Road, Sandhills Road, Two Mile Ash Road and The Hordens, providing direct access to Horsham, Loxwood and Storrington via service nos. 64, 74 and 74A. Christs Hospital Train Station is located circa 3.8km from the Site and can be reached by bus or cycle.

2.10 Overall, the Site is located adjacent to the Built-Up Area and within Barns Green and is therefore considered a sustainable location with a range of existing services and facilities.

3.0 Planning History

3.1 There is no planning application history publicly available for the Site. Any relevant planning applications in the surrounding area are detailed below.

3.2 The site has been promoted for inclusion as an allocation in the Horsham Local Plan. As discussed further below, it is a proposed allocation in the draft Horsham Local Plan.

Nearby Applications of Relevance

3.3 To the south of the site, at Land at Sumners Ponds, planning permission has been granted in October 2023 under application reference DC/21/2697 for mixed use development with the following description: '*Erection of 32no. residential dwellings, including 35% affordable housing, 6no. commercial units and 1no. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system*.'

3.4 Similar to the proposed Site, the above was also considered to be within the countryside and on the boundary / adjoining the Built Up Area Boundary of Barns Green. It is noted, however, that this approved site is proposed as a site allocation in the emerging Barns Green and Itchingfield Neighbourhood Plan. The Committee Report (dated 06 December 2022) recognised that the proposals would be in conflict with policies of the adopted Horsham District Planning Framework, however they acknowledged that the Council is unable to demonstrate a 5-year supply of deliverable housing sites when calculated against the identified need, and as such the weight attributed to the conflict was diminished. Therefore, the provisions of the of the NPPF were relevant particularly those requiring that decision makes apply the presumption in favour of sustainable development in such circumstances.

3.5 The Sumners Pond site is currently under construction.

4.0 Pre-Application

Pre-Application Advice Request

4.1 A Pre-Application advice request was submitted earlier this year before the submission of this application and the pre-application advice was received on 18th July 2025 (ref. PE/25/0088).

4.2 The Pre-Application advice received confirmed that the principle of the Proposed Development is considered to meet the relevant criteria in the 'Facilitating Appropriate Development (FAD)' and its emerging replacement 'Shaping Development in Horsham District' (SDHD) stating the following:

'In this context the provisions of the FAD document and its replacement SDHD are considered to carry positive weight, with the proposal deemed to comply with the relevant criteria outlined above.'

Consultation

4.3 The proposed Site has been allocated in the emerging Horsham District local Plan (HDLP) under draft policy HA6/BGR1. As such, the Site and it's use for residential development have been extensively consulted on as part of the Local Plan Drafting and Examination process.

4.4 In addition, prior to the submission of this planning application, the emerging proposals have been consulted on through the pre-application advice request detailed above and have been shared with Itchingfield and Barns Green Parish Council, relevant Ward and County Councillors, and to those immediately adjacent to the Site, with an invitation to comment and/or meet online or in-person to discuss the proposals.

4.5 Following this consultation invite, some written responses were received, and a public meeting was held with the Parish Council and a Public Event held on the 8th August 2025, with circa 160 members of the public in attendance. Further details of public consultation are contained in the Statement of Community Involvement (SCI).

4.6 Some of the changes made as a result of feedback received from local residents, the parish council, HDC and WSCC officers include:

- Reconfiguring the internal road network to provide greater permeability and sense of place and avoiding cul-de-sacs
- Introduction of a sensitively designed connection to the PRoW network in the north-east corner of the site to enhance access to the countryside whilst protecting designated Ancient Woodland
- Careful consideration of access to make sure parking remains possible on Chapel Road for those wishing to drive to the village shop and providing crossing points at the access to facilitate safe pedestrian movement from the site and to the local school.
- Provision parking spaces, in line with WSCC standards, to provide for the residents of the development and avoid overflow parking on existing local roads.
- Provision of measures around the new public open space to prevent unauthorised vehicular access.
- Modifications to the housing mix in response to HDC and Parish comments
- Sensitive frontage design to provide significant levels of public open space to the site frontage, providing a buffer to Chapel Road, and outward looking high-quality homes

designed to respect the historic character of the area. An illustrative sketch visual is also submitted to illustrate the sensitive approach to design of the site frontage to demonstrate these points have been taken on board.

- Careful consideration of proposed Local Area of Play to make sure it compliments other nearby equipped play provision and is sensitive in design whilst providing door-step play for future residents with younger children.
- A robust drainage scheme based on detailed modelling informed by on-the-ground ditch surveys, which includes opening up the currently culverted water course through the site in line with local and national best practice, and inclusion of drainage basins to maintain run off rates at existing ‘greenfield’ levels.

5.0 The Proposed Development

5.1 Planning permission is sought for the residential development of the site together with associated landscaping, SuDS, and parking and access, at Land south of Smugglers' Lane. The description of the development is as follows:

5.2 *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.*

5.3 A new access is proposed off Chapel Road to the east of the Site with pedestrian access via the same route.

5.4 The submitted masterplan layout shows how the site is laid out based on 68 new dwellings. The housing is set back from the western and eastern boundaries of the site allowing for a buffer to the Ancient Woodland on the western boundary and for open space and a play area to the east which creates a sense of openness and provides relief between the proposals, the streetscene and the nearby Listed Buildings. A SuDS basin is proposed in this eastern area, as well as a watercourse / deculverting of existing channel (running along the frontage of the site), to manage surface water flood risk.

5.5 The layout also indicates an appropriate density and scale of development showing that there is sufficient capacity for 68 new homes on site without compromising design or landscape quality and whilst making the most efficient use of land and delivering a broad mix of homes. Further detail in respect of the contextual analysis undertaken and design approach is set out in the submitted Design and Access Statement (D&AS).

5.6 The proposals have also had regard to the pre-application advice received from officers of HDC, Itchingfield Parish Council and the wider community.

5.7 The remainder of this document shows how the proposals have considered and generally comply with relevant national and local planning policy.

6.0 Relevant Planning Policy

6.1 This section sets out the key relevant planning policy at national and local levels. Section 7 will then discuss the principle of development, as it relates to the relevant policies and why the scheme is considered acceptable in principle when taking account of the adopted plan, and material considerations.

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that in the determination of planning applications, decision be made in accordance with the relevant Development Plan, 'unless material considerations indicate otherwise'. Therefore, the following formally adopted documents have been reviewed:

- National Planning Policy Framework (2024);
- National Planning Practice Guidance (regularly updated);
- Horsham District Planning Framework (2015); including

(Supplementary Planning Documents (SPDs) and other Guidance)

  - Shaping Development in Horsham District (SDHD) (2025) which has recently replaced Facilitating Appropriate Development (FAD) (2022);
  - Biodiversity and Green Infrastructure (2022);
  - Planning Obligations and Affordable Housing (2017); and
  - West Sussex County Council: Guidance on Parking at New Developments.

6.3 Although not adopted/made Development Plan documents (at the time of this submission), we have also considered the following documents, in addition to the above:

- Draft Horsham District Local Plan (2023-2040); and
- Itchingfield and Barns Green Neighbourhood Plan.

6.4 The following section will first note the national policies of relevance before focusing on the local policies considered of most relevance to the consideration of the proposal for the site.

National Planning Policy Framework (NPPF) (2024)

6.5 The most recently published National Planning Policy Framework (NPPF) was updated in December 2024 and continues to establish a presumption in favour of sustainable development and an objective of significantly boosting the supply of housing. **Paragraph 2** recognises that the NPPF is a material consideration in planning decisions.

6.6 **Paragraph 8** confirms there are three dimensions to sustainable development, including economic (building a strong, competitive economy); social (providing the supply of housing required to meet needs and creating a high quality-built environment); and environmental (protecting and enhancing the natural, built and historic environment).

6.7 **Paragraph 9** confirms that these roles should be delivered through the preparation and implementation of plans and the application of policies but also taking into account local circumstances to reflect the need and opportunities in each area.

6.8 **Paragraph 11** stresses that plans and decisions should apply a presumption in favour of sustainable development. Development plans should positively seek opportunities to meet the development needs of the area, and proposals should accord with an up-to-date Development Plan, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

(i) The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.9 **Footnote 8** of the NPPF clarifies that the presumption in favour applies in situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites; or, where the housing delivery test indicates that delivery of housing was substantially below (less than 75%) the housing requirement over the previous three years

6.10 HDC are currently not meeting the housing delivery test based on the results published on the 12th December 2024 and are also failing to maintain a 5 year housing land supply. The presumption in favour of sustainable development is therefore applied, as per paragraph 11(d) of the NPPF.

6.11 **Paragraph 12** states the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. If material considerations in a particular case indicate that the plan should not be followed, local planning authorities may take decisions that depart from an up-to-date development plan.

6.12 **Paragraph 14** confirms that where the presumption (at paragraph 11d) applies, the adverse impact of allowing development that conflicts with a neighbourhood plan is likely to outweigh the benefits provided that the neighbourhood plan was made within the previous 5 years, and the plan contains policies and allocations to meet its identified needs.

6.13 There is currently a draft Neighbourhood Plan for Itchingfield and Barns Green, which went to Referendum on the 4th September 2025 and successfully achieved over 50% of the vote in favour of being ‘made’.

6.14 It is noted that the Neighbourhood Plan was found ‘sound’ in 2021 by the appointed Examiner, but it was subsequently delayed from proceeding initially due to the Water Neutrality issue and then the lack of progress with the draft Horsham District Local Plan. It is therefore important to recognise that the Neighbourhood Plan is now based on evidence dating over 5 years ago, including an indicative housing figure provided by HDC in 2018 and based on a very different set of circumstances. The indicative figure provided in 2018 is itself based on yet older evidence produced to inform the Horsham District Planning Framework (adopted November 2015). The latest Standard Method derived housing need for the district is now over 60% higher than the requirement in the adopted HDC Planning Framework. As such, the housing requirement stated is out of date and paragraph 14 is not considered to apply in respect of those policies relating to the delivery of housing. The Neighbourhood Plan is discussed further within this section, under the relevant subheading, and also in section 7 of this report.

6.15 **Section 5** (delivering a sufficient supply of homes) sets out clearly that the Government is committed to significantly boosting the supply of homes (paragraph 61) in order to meet local needs and help make sure that land with permission is developed without unnecessary delay.

6.16 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be reflected in planning policies, and should include those who require affordable housing (including social rent), older people, people with disabilities, travellers, and people wishing to build their own homes

6.17 **Paragraph 73** outlines the importance of small and medium size sites in the contribution to meeting the housing requirement of an area and that these sites are often built out relatively quickly.

6.18 **Paragraph 79**, under the subsection relating to 'Maintaining supply and delivery', highlights that in order to maintain the supply of housing, the local planning authorities should monitor progress in building out sites which have permission and sets out policy consequences that apply where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years.

6.19 The latest Housing Delivery Test (HDT) was published in December 2024 covering the period from 2020 to 2023 and demonstrates that Horsham District Council scored 62% delivery against national housing targets. The policy consequences detailed in paragraph 79 states that where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

6.20 For clarity, **Paragraph 80** states that the policy consequence is applicable the day following the annual publication of the HDT results and until new Housing Delivery Test results are published, the previously published result should be used.

6.21 **Sections 8, 9, 11, 12, 14, 15,** and **16** seek to promote healthy and safe communities, promote sustainable transport, make effective use of land, achieve well-designed places, meet the challenge of climate change, flooding and coastal change, conserve and enhance the natural environment, and conserve and enhance the historic environment. Key relevant paragraphs within these have been considered and have shaped the proposals, its design and layout.

6.22 Within the above, **Paragraph 173** indicates that a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. However, **Paragraph 175** clarifies that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk). The latest PPG (updated 17th September 2025) confirms that:

'In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.'

6.23 This confirms that measures to manage flood risk can be taken into account in deciding whether the Sequential Test should be applied.

6.24 In line with the exception outlined above, the layout of the site was developed in response to the site constraints and context and as such, all built development is proposed outside of any areas at risk of flooding from any source. As per the above, the planning application is also supported by a site-specific flood risk assessment.

6.25 **Paragraph 215**, under the subsection referring to 'Considering potential impacts (Section 16 conserving and enhancing the historic environment), stipulates that where a development

proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.26 In the context of the proposed development sought in this application, it is considered that the proposals would lead to a 'less than substantial' level of harm to the designated heritage assets including Grade II listed buildings on Chapel Road. The planning application is supported by a heritage statement and section 11 of this planning statement outlines the public benefits provided by the proposed development. It is considered that the public benefits provided outweigh the low level harm to the identified listed buildings.

National Planning Practice Guidance (NPPG) (2024)

6.27 The NPPG was published in March 2012, with periodic updates as national policy is changed or refined. The NPPG is a material consideration in determining planning applications.

6.28 More recently, on the 12th December 2024, there have, amongst other changes, been updates to the way in which the Standard Method (SM) for determining local housing need is calculated. For Horsham District this means a housing need of 1,357 dwellings per annum based on the current SM.

6.29 Recent changes on the 17th September 2025, have also updated how and when the Sequential Test should be applied to proposed development, as noted above at paragraph 6.22.

Local Planning Policy and Guidance

6.30 The application site falls within the jurisdiction of HDC where the adopted Development Plan comprises the Horsham District Planning Framework (HDPF), adopted in November 2015, the West Sussex Joint Minerals Local Plan (2018), and all made Neighbourhood Plans.

Horsham District Planning Framework (HDPF) (2015)

6.31 As the HDPF is now more than 5 years old, it has reduced weight in the decision-making process. The current HLS position and results of the HDT also render any policies that influence the location of housing out of date and hence these policies also attract reduced weight. Recent appeal with reference APP/Z3825/W/24/3355546, confirms that Policies 25, 26 and 27, as well as Policy 1, are all out of date (paragraph 58. The same appeal confirms that 'only very limited weight' could be given to identified policy conflicts (paragraph 59)

6.32 The table below lists the policies considered most relevant to this application and how the Proposed Development and summarises how the development aligns with each policy.

Table 1 Horsham District Planning Framework Relevant Policies

Policy	Summary Assessment
Policy 1 - Strategic Policy: Sustainable Development	In accordance with the policy, the scheme presents itself as an opportunity to secure development which improves the economic, social and environmental conditions in the area. In terms of economic benefits, the proposals will provide: • Generate construction employment;

Policy	Summary Assessment
	• New Homes Bonus payments and CIL receipts; • Contributions to the local economy by future residents; and • Additional financial investment towards existing highways and open space infrastructure through planning obligations. The proposals will result in the following social benefits: • Provision of a mix of 68 dwellings in a sustainable location contributing to the housing stock and supply; • Provision of affordable housing and a mix of tenures and house sizes in accordance with local needs; • Public open space including play provision and new connections to the PRoW network for the enjoyment of incoming and existing residents, as well as private outdoor amenity space for each dwelling; and • A sustainable location with access to a range of services and facilities, including Primary Schools, and other shops and services in Barns Green. Furthermore, the proposals provide the following environmental benefits: • Retention and enhancement of existing trees and hedgerows alongside the boundaries (aside form that affected by the access proposals); • Provision of ecological enhancement measures, including mitigation measures to prevent harm to sensitive habitats and to achieve at least 10% Biodiversity Net Gain; • Protection from flooding for the lifetime of the development by utilising sustainable drainage systems which also provide ecological and landscape benefits; • De-culverting of existing watercourse on site to provide drainage and ecological benefits and add a attractive visual feature to the site frontage;

Policy	Summary Assessment
	• Careful landscape design to produce a development of the highest quality, ensuring it respects the local area; and • Design of the homes to meet current environmental standards, including adopting a fabric first approach and the use of sustainable energy technologies including EV car charging at each dwelling.
Policy 2 – Strategic Policy: Strategic Development	The proposed development is in accordance with Policy 2 and in particular, points 5, 6, 10, 12, and 13 in that: • It is sustainable development of an appropriate scale adjacent to a settlement, which retains its settlement pattern over the plan period; • It provides for the varying housing needs of the community in terms of tenure and affordability; • It retains and enhances the natural environment including landscape and landscape character, biodiversity, and retains and enhances environmental quality including efficient energy and resource use and provides improvements to the flooding context through sustainable drainage systems; and • It is sensitive to the District's built heritage whilst ensuring that it is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.
Policy 3 – Strategic Policy: Development Hierarchy	The policy recognises that Barns Green is a settlement with a moderate level of services and facilities and community networks, together with some access to public transport which would make it suitable for a proportionate level of housing growth as proposed.
Policy 4 – Strategic Policy: Settlement Expansion	Whilst outside of the BUAB of Barns Green, the proposals will enable the sustainable growth of an existing settlement that would contribute to meeting the identified local housing need. Whilst not within (but adjacent to) the built-up area boundary, the proposals meet the criteria under which it can be supported as: • It is a level of expansion that is of an appropriate scale and function of the settlement type; • It will contribute to meeting the identified local housing need, including affordable housing and an appropriate mix of tenures and house sizes;

Policy	Summary Assessment
	• The development presents a logical expansion and does not constrain or undermine future development in this area; and • The development is contained within an existing defensible boundary, and the landscape and settlement character features are maintained and enhanced. The suitability of the site and further growth at Barns Green is also demonstrated by its proposed allocation in the draft HDC Plan.
Policy 15 – Strategic Policy: Housing Provision	Whilst this policy is out of date given the current lack of 5YHLS and failure to meet the HDT, the proposals support this policy in that it contributes to the provision of homes within the plan period of 2011-2031.
Policy 16 – Strategic Policy: Meeting Local Housing Needs	In line with this policy the proposals provide: • A mix of housing sizes, types and tenures to meet the needs of the district's communities; and • 24 affordable homes which amounts to 35% of the homes proposed Please refer to section 9 of this report for a breakdown of the housing mix.
Policy 24 – Strategic Policy: Environmental Protection	In accordance with this policy the proposals have sought to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution. Please refer to the submitted Noise Assessment, Air Quality Assessment, and Lighting Report.
Policy 25 – Strategic Policy: The Natural Environment and Landscape Character	As per the policy, the development protects, conserves and enhances the landscape and settlement character and biodiversity. Please refer to the submitted Landscape and Visual Appraisal, Landscape Strategy Plan, and Outline Landscape and Ecological Management Plan.
Policy 26 – Strategic Policy: Countryside Protection	The proposed site is located outside of the Built-Up Area Boundary, however, it is located immediately adjacent to the boundary. The proposals present a logical growth to the settlement and is of an appropriate scale for its character location. The policy also attracts reduced weight given the current lack of a 5YHLS and the failure to meet the HDT.
Policy 31 – Green Infrastructure and Biodiversity	In accordance with the policy, the proposals will retain and enhance existing trees and hedgerow (aside from that affected by the access proposals) along the boundaries, create public open space, and will make a positive contribution to biodiversity. Please refer to the

Policy	Summary Assessment
	submitted Landscape Strategy Plan, Ecological Appraisal, the Habitat Management and Maintenance Plan, BNG Metric, and Tree Protection Plan.
Policy 32 – Strategic Policy: The Quality of New Development	In line with this policy the layout is dictated by the site constraints and an understanding of the local, physical, social, economic, environmental and policy context. Please refer to the submitted plans, the design and access statement, the heritage and archaeology assessments, the landscape and visual appraisal, the landscape strategy plan, the transport statement and access plans.
Policy 33 – Development Principles	This report and the supporting submission pack evidence how the proposals have aligned with the relevant development principles.
Policy 34 – Cultural and Heritage Assets	Whilst a very low level of less than substantial harm is identified, the public benefits outweigh the harm, and the setting of the identified heritage assets is preserved. A supporting Heritage Statement and Archaeology Desk Based Assessment have been provided as part of the submission.
Policy 35 – Strategic Policy: Climate Change	The proposed development complies with this policy, and a supporting energy statement has been provided as part of the submission. Please also refer to the flood risk assessment as well as the drainage strategy and surface water drainage statement.
Policy 36 – Strategic Policy: Appropriate Energy Use	The proposed development complies with this policy, and a supporting energy statement has been provided as part of the submission.
Policy 37 – Sustainable Construction	The proposed development complies with this policy and a supporting energy statement, transport statement and travel plan, and a design and access statement have been provided as part of the submission. Please also refer to the supporting plans provided including site layout.
Policy 38 – Strategic Policy: Flooding	The proposed development complies with this policy, and a supporting Flood Risk Assessment, drainage strategy and surface water drainage statement have been provided as part of the submission.
Policy 40 – Sustainable Transport	The proposed development complies with this policy, and a supporting Transport Statement and Travel Plan have been provided as part of the submission.
Policy 41 – Parking	Please refer to the supporting Transport Statement and Site Parking Layout
Policy 42 – Inclusive Communities	The proposals comply with this policy in providing a mix of housing sizes, types and tenures to meet the needs of the district's communities. Please refer to the Design and Access Statement and the submitted

Policy	Summary Assessment
	plans, and section 9 of this report provides a breakdown of the housing mix.
Policy 43 – Community Facilities, Leisure and Recreation	In line with this policy the proposals provide public open space and new connections to the PRoW network. Please refer to the Design and Access Statement and the submitted plans, and section 9 of this report provides a breakdown of the housing mix.

Barns Green and Itchingfield Neighbourhood Plan (September 2025)

6.33 In 2015 the Itchingfield area, including Barns Green, was formally designated as a neighbourhood plan area. Itchingfield Parish Council had begun working on a Neighbourhood Plan since then and it was submitted for examination. In 2021, the plan was found 'sound' by the appointed examiner however, it was delayed and the referendum postponed initially due to HDC's difficulty in resolving matters relating to Water Neutrality as the Policy also applied to Neighbourhood Plans. Further delays were caused due to the emerging Horsham District Local Plan (2023-2040) as it was progressing and was going to provide an update on housing demands but as this emerging plan is now recommended to be withdrawn a new date for the referendum was set in 2025. The referendum took place on the 4th September 2025 and 92% of the votes were in favour of the Neighbourhood plan. The Neighbourhood Plan is likely to be 'made' imminently.

6.34 However, it is noted that the Barns Green and Itchingfield Neighbourhood Plan is now based on evidence dating from over 5 years ago, including an indicative housing figure provided by HDC in 2018 and based on a very different set of circumstances. The indicative figure provided in 2018 is itself based on yet older evidence produced to inform the Horsham District Planning Framework (adopted November 2015) and so, is very out of date. The latest Standard Method derived housing need for the district is now over 60% higher than the requirement in the adopted HDC Planning Framework.

6.35 As stated above in the NPPF, the adverse impact of allowing development that conflicts with a neighbourhood plan is unlikely to outweigh the benefits however, this is on assumption that the neighbourhood plan was made within the previous five years and that it contains policies and allocations to meet its identified needs. Whilst the Barns Green and Itchingfield Neighbourhood Plan will have been made within the last five years it has been extensively delayed and the evidence base used dates considerably beyond five years. Pursuant to this, we believe it reasonable to attribute less weight to those policies that affect housing delivery which do not reflect the current increased housing need.

6.36 There is also precedent for the above, as established by the allowed appeal with reference APP/D1265/W/23/3336518 (Land to the south of Alderholt). The Inspector recognised that

'*The appeal scheme would conflict with the scale of its housing provision and with Policy 7. But the limited breadth of the Neighbourhood Plan's terms of reference must be recognised. Strategic concerns such as the wider housing land supply shortage are not within the Neighbourhood Plan's remit. Its housing figures have been arrived at in the absence of an up-to-date local plan which, had one existed, would have provided it with an appropriate strategic context, including an analysis of wider housing needs and housing supply. The Neighbourhood Plan is only required to comply with the existing Local Plan, but the Local Plan policies that are most important for determining this appeal are out of date. There is a wider housing land supply shortage, and a significant one.*'

6.37 It also states that whilst the Neighbourhood Plan is an important consideration, it does not preclude the consideration of options and proposals for meeting wider housing needs. With the above it concludes:

'*The housing provision in the emerging Neighbourhood Plan has been set in the context of the out-of-date Local Plan and is not in a position to consider wider housing need and the housing supply shortfall. The conflict with the Neighbourhood Plan's housing requirement and Policy 7 must be seen in that context.*'

6.38 For completeness, the following policies of the Neighbourhood Plan have been considered:

- Policy 1 Green Infrastructure conservation;
- Policy 2 Biodiversity conservation;
- Policy 3 Heritage Assets and Itchingfield Conservation Area;
- Policy 5 Protection of Green Infrastructure;
- Policy 9A (Facilitating Use of Sustainable Transport Modes);
- Policy 11 – Windfall Development;
- Policy 12 – Design parameters;
- Policy 13 – Sustainable Design;
- Policy 14 – Housing Mix;
- Policy 15: Parking Provision; and
- Policy 16: Water Neutrality.

6.39 In addition to the above policies, the Neighbourhood Plan also sets out 10 aims of which relevant ones have also been considered in the development of the proposals including:

- Aim 1: Prevention of coalescence;
- Aim 2: Managing surface water;
- Aim 3: Infrastructure Provision;
- Aim 4: Building of apartments;
- Aim 6: Public Rights of Way;
- Aim 7: Bus transport;
- Aim 8: Emergency vehicle access;
- Aim 9: Pedestrian pavements; and
- Aim 10: Increase of traffic.

Emerging Horsham District Local Plan (2023-2040)

6.40 The emerging Horsham District Local Plan (2023 – 2040) was submitted to the Planning Inspectorate for formal examination and examination hearings commenced in December 2024. From week commencing 16th December 2024, all further scheduled hearings were cancelled due to concerns held by the Local Plan Inspector on the draft Local Plan (partly relating to failure to meet its housing needs under the duty to cooperate), who has recommended the plan be withdrawn.

6.41 The reasons for the inspector's recommendation to withdraw the plan principally relate to a failure to comply with the Duty to Cooperate and, related to this, a lack of convincing

evidence in respect of the quantum of housing planned for which was significantly below the SM figure (as was effective for the purposes of the plans examination).

6.42 HDC have confirmed that it is their view that the background evidence prepared to support the draft plan remains relevant. The Shaping Development in Horsham District (2025) confirms that:

'5.7 It is the Council's view that the proposed site allocations were based on robust evidence, most notably site assessment work and were capable of accommodating sustainable development. For this reason, the Council will consider positively proposals on sites identified in the LP, which accord with such evidence and are in accordance with (non-housing supply) HDPF or Neighbourhood Plan policies.'

6.43 It is noted that the proposed site was allocated for housing within the emerging Local Plan referred to within Strategic Policy HA6: Barns Green Housing Allocations. This policy identifies Land South of Smugglers' Lane as BGR1 and states that proposals will be supported where they demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings. Whilst it is acknowledged that the emerging/draft Local plan is no longer applicable, its evidence base is still relevant, and the allocation therefore carries weight, particularly in the context of the acute lack of housing within the district.

Supplementary Planning Documents (SPDs) and other Guidance

6.44 HDC has adopted several SPD's and Guidance documents which are material considerations in decision-making. Those of relevance in this case are:

- Shaping Development in Horsham District (SDHD), which has recently replaced the Facilitating Appropriate Development (October 2022) document
- Biodiversity and Green Infrastructure (October 2022)
- Planning Obligations and Affordable Housing (September 2017)
- West Sussex County Council: Guidance on Parking at New Developments (September 2020)

Shaping Development in Horsham District (SDHD) (September 2025)

6.45 Shaping Development in Horsham District (SDHD) is a planning advice note produced by HDC which is a material consideration in the planning applications that involve the provision of new homes. It sets out the Council's aspirations and the weight that can be given to current policy within the context of current legislation, national policy and guidance.

6.46 Section 2 of the document refers to the applicability of paragraph 11 (and footnote 8) of the NPPF where in the absence of a five-year housing land supply and/or where Housing Delivery Test performance is less than 75%, then the policies that affect that supply of housing may be considered out-of-date. The SDHD states that this '*has the effect of reducing the weight that may be afforded to such policies and engages the 'titled balance' where there is an expectation that planning applications for housing should be approved.*'. This confirms our view regarding paragraph 11 of the NPPF stated above in paragraphs 6.8 to 6.10.

6.47 In addition, section 3 relates to Neighbourhood Plans and the paragraph 3.3 confirms that '*Neighbourhood Plans form a part of the development plan, however they are not immune from the 'tilted balance' as described in NPPF Paragraph 11d) (see section 2 of this document) and as such, their policies may be considered out-of-date due to HDC being*

unable to demonstrate a five-year housing land supply. As described in paragraph 2.4 and elsewhere in this document, such policies may still carry some weight in decision making.'

6.48 Section 5 refers to Shaping Development in Horsham District and paragraph 5.12 under 'Locational Suitability and Scale' sets out the criteria for applications that it will consider positively if they are outside of the defined Built-Up Area Boundaries and on unallocated sites stating:

'*5.12 The Council recognises that it is likely to receive applications outside of defined BUABs and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria below:*

- *The site adjoins the existing settlement edge as defined by the BUAB;*
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*'

This is discussed further in the section below.

7.0 Summary of Key Planning Considerations

Principle of Development

7.1 Pursuant to the above section covering relevant planning policy and the proposal's compliance, this section discusses matters that underpin and support the principle of development including the lack of a five year housing land supply, the draft allocation in the emerging Horsham District Local Plan (now withdrawn), non-conflict with the Neighbourhood Plan, compliance with the SDHD, and the flood risk sequential test.

Lack of 5-Year Housing Land Supply

7.2 HDC has an acute housing land supply shortfall in that they are currently unable to meet a five-year housing land supply (5YHLS). Their latest published position for the 5 years calculated with a base date of 1st April 2024 demonstrates that Horsham District only has a land supply of 1 year and is unable to meet a five year supply.

7.3 Based on the Standard Method, the local housing need is 1,357 per year which amounts to 6,785 for the current five-year period between 1st April 2024 and 31st March 2029. In addition, the shortfall of 738 homes has also been added to the requirement.

7.4 Furthermore, HDC fail the Housing Delivery Test, having delivered only 62% of their housing requirement between 2020-21 and 2022-23. As such, a 20% buffer must be added to the target, resulting on a total five year supply requirement of 9,028 homes.

7.5 The published position provides a breakdown of the projected housing land supply indicating a five year supply of only 1,760 dwellings made up by delivery form strategic site allocations, delivery from committed large sites (5+ dwellings), delivery from small sites (1-4 dwellings), neighbourhood planning, and windfall development. Noting the calculated requirement is 9,028 and the projected supply is 1,760, Horsham District is therefore unable to demonstrate the five year supply. **This equates to a supply of only 1 year.**

7.6 Footnote 8 of NPPF paragraph 11 d) explains that for proposals involving the provision of housing, local housing policies should be considered out of date where the authority cannot demonstrate a 5YHLS or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years. Both circumstances apply to HDC, therefore their housing policies are considered out of date and NPPF paragraph 11 d) and the tilted balance is engaged.

7.7 None of the footnote 7 exceptions are considered to apply that would disengage the tilted balance.

7.8 Further, there remains a dire need for additional affordable housing, on top of the general need for housing.

7.9 The net need for affordable housing reported in the Northern West Sussex Strategic Housing Market Assessment 2019 (SHMA) for the period indicates an annual need for 503 affordable dwellings of all types per year. It goes onto confirm:

The scale of affordable housing need is significant and justifies planning policies seeking to maximise affordable housing provision on eligible development sites subject to viability. It also provides some basis for considering through the plan making process and sustainability appraisal higher levels of overall housing provision.

7.10 Evidence shows that HDC have never met this requirement, providing closer to only a quarter of the annual identified need for affordable housing, meaning a significant number of people will be living in inadequate housing, or in the worst case, be made homeless. This represents a significant failure to meet the needs of the district.

7.11 The substantial housing supply shortfall is therefore a key material consideration weighing very strongly in favour of this application.

7.12 The lack of a 5YHLS is also highlighted within recent allowed appeals at HDC such as appeal references APP/Z3825/W/24/3355546 (Horsham Golf Club) and APP/Z3825/W/25/3361285 (Hilland House), further evidencing that this is a key material consideration.

7.12.1 Appeal APP/Z3825/W/24/3355546 (Horsham Golf Club) stated in the planning balance that:

'*1) First, the Council is unable to demonstrate a 5-year supply of housing or anything close to it. A viable replacement plan is arguably further away now than at any point since the adoption of the last plan and therefore there is no realistic or imminent prospect that the current shortfall will be remedied through the development plan process. This means the relevant policies, particularly current settlement boundaries, are to be considered out-of-date and the tilted balance in HDPF Policy 1 and NPPF paragraph 11d) is engaged. Having concluded that the settlement boundaries in the HDPF are out of date, it follows that the same boundaries within the Southwater Neighbourhood Plan must also be out-of-date*.'

7.12.2 It goes onto give very significant weight to the delivery of housing given the '*lamentable'* supply of housing in the district.

7.12.3 More critically, it confirms that:

'*59. For all the above reasons, I give only very limited weight to the identified policy conflicts. In coming to that view, I have carefully considered the implications of the conflict with SNP Policy 1. Given the age of this plan, it is afforded protection from NPPF paragraph 14 which states that conflicts with a neighbourhood plan is likely (my emphasis) to significantly and demonstrably outweigh the benefits, provided it is less than 5 years old and contains policies and allocations to meet its identified housing requirement. As the Council accepted, the inclusion of the word 'likely', means that there will be scenarios where development will be acceptable even if there is conflict with a neighbourhood plan.*'

7.12.4 Furthermore, appeal APP/Z3825/W/25/3361285 (Hilland House) states in the planning balance:

'*The Council cannot demonstrate a 5 year supply of deliverable housing sites. Consequently, the presumption in favour of sustainable development contained within paragraph 11 d) of the National Planning Policy Framework 2024 (Framework) would be engaged. This requires that planning permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies within the Framework taken as a whole having particular regard to key policies.*'

Draft Allocation

7.13 The proposed site is located outside of the BUAB of Barns Green which is considered a medium village in Policy 3 Strategic Policy: Development Hierarchy (of the adopted HDPF). The emerging local plan (recommended withdrawn) also recognised Barns Green as a medium village under Strategic Policy 2: Development Hierarchy. It is recognised that Barns Green provides moderate levels of services, facilities and community networks, as well as some access to public transport and that it is capable of providing day-to day needs for residents.

7.14 In line with this and with the extensive site appraisal work undertaken for the draft local plan, the proposed site was allocated for housing under Policy HA6: Barns Green Housing Allocations. The site assessment published concluded that '*it is considered that the site has*

potential for allocation subject to the inclusion of suitable measures to protect ancient woodland and mitigate impacts on adjacent listed buildings.'.

7.15 In the process of allocating the site, the principle of housing development on this site has been screened under environmental, economic, and social considerations, and its location adjacent to the BUAB considered, it has also been extensively consulted on throughout the different stages in the local plan process. It is noted that the site would have also undergone a flood risk sequential test as part of the plan making process under which it was considered to be acceptable as an allocation.

7.16 Building on and adding to the assessments undertaken by Horsham District in relation to the, the proposed development has provided a layout and design which is sensitive to the context of the site with regard to the ancient woodland and the nearby listed buildings, as detailed in the site assessment, as well as considering the existing trees and hedgerows on site, the surrounding PRoW network, the culvert and opportunities for enhancement and improves to biodiversity and surface water flowing.

7.17 Whilst it is acknowledged that the emerging local plan is likely to be withdrawn, the background evidence base which supports the allocation of the site for housing remains valid and considered to carry weight in support of the principle of development for the proposed housing scheme.

Non-Conflict with Neighbourhood Plan

7.18 The Barns Green and Itchingfield Neighbourhood Plan was favoured in the recent referendum which introduces it as a 'made' plan to be considered. It is noted that the Neighbourhood Plan includes allocations to meet its identified need, and it does not include the proposed site as an allocation.

7.19 However, as explained above (paragraphs 6.33-6.37), the Neighbourhood Plan is now based on evidence dating from over 5 years ago, including an indicative housing figure provided by HDC in 2018 and based on a very different set of circumstances. The indicative figure provided in 2018 is itself based on yet older evidence produced to inform the Horsham District Planning Framework (adopted November 2015). The latest Standard Method derived housing need for the district is now over 60% higher than the requirement in the adopted HDC Planning Framework.

7.20 This put into doubt the applicability of paragraph 14 of the NPPF in that the housing requirement within the Neighbourhood Plan is out of date and is not meeting current housing needs. The proposed allocation of the site in the draft HDC Local Plan underlines that Barns Green is in need of more housing.

7.21 In any case, there are no polices in the Neighbourhood Plan which prevent development within the BUAB of Barns Green. Policy 11, relating to windfall development, does provide some criteria for development within the BUAB but it does not provide any provisions which prevent or restrict development outside of the boundary, nor do any other policies (subject to adherence to specific measures such as suitable drainage and appropriate Green Infrastructure).

7.22 As later paragraphs demonstrate, the proposals adhere to other relevant policies in the Neighbourhood Plan.

7.23 Consequently, the proposed development of the site is not considered to conflict with the Barns Green Neighbourhood Plan.

Compliance with Shaping Development in Horsham District (SDHD)

7.24 Policy 4 Strategic Policy: Settlement Expansion (of the HDPF) governs how settlements can expand to accommodate identified local housing needs outside of the BUAB.

7.25 Criteria 1 of the policy essentially limits development outside of BUABs to those that are allocated by the Local Plan or a Neighbourhood plan. Given the policy guides the location of residential development it is an important policy in relation to this application and, in accordance with NPPF paragraph 11d is out of date given HDC can neither demonstrate a 5YHLS or meet the HDT.

7.26 HDC have acknowledged this by supplementing Policy 4 with the publication of the Shaping Development in Horsham District (SDHD) document, which was endorsed at Cabinet on 17 September 2025. It is a material consideration in the planning applications that involve the provision of new homes given the absence of a 5YHLS.

7.27 The SDHD provides a more permissive approach to development essentially disengaging the first criteria of policy 4. The SDHD wording states:

'*5.12 The Council recognises that it is likely to receive applications outside of defined BUABs and on unallocated sites as it is unable to demonstrate a five-year housing land supply. Given this position and the principles behind HDPF Policy 4, it will consider positively applications that meet all of the criteria below:*

- *The site adjoins the existing settlement edge as defined by the BUAB;*
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;*
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;*
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and*
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.*'

7.28 In response to the first criteria set out in paragraph 5.12 of the SDHD, the proposed site is adjacent to the BUAB of Barns Green. The draft allocation in the emerging HDLP (now withdrawn) recognised its suitable location as land for settlement growth.

7.29 The level of expansion is appropriate to the scale and function of the settlement of Barns Green which is considered a medium village with a moderate level of services and facilities, community networks and access to public transport. This is further evidenced by the fact HDC felt it appropriate to allocate the site for residential development.

7.30 With regard to criterion 3, the proposed development will provide a mix of housing types having regard to the needs of the area and will be a valuable contribution to the District given its significant housing land shortfall, as discussed above.

7.31 With regard to criterion 4, the site will be accessed via Chapel Road, and it also includes links to the existing surrounding PRoW network. The site is also bounded by Ancient Woodland to the west, for which a buffer has been set, and by hedgerows which helps contain the site and therefore, the proposals would not prejudice comprehensive long-term development.

7.32 Lastly, the proposals comply with the fifth criteria as the site is contained by woodland and hedgerows the majority of which are retained (aside from those affected by the access proposals). In addition, the Landscape and Visual Appraisal submitted highlights that the

enhancement of existing mature boundaries and the proposed design of the development make positive landscape improvements to the village.

7.33 The proposed development is therefore considered to accord with the SDHD which supplements Policy 4 of the HDF and this is confirmed in the pre-application response form HDC officers.

Flood Risk Sequential Test

7.34 As detailed above, Paragraph 173 indicates that a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. However, Paragraph 175 clarifies that the sequential test should be used, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

7.35 New Government guidance on Flood Risk and Coastal Change published on the 17th September provides clarity in applying paragraph 175 stating the following;

'*In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied*.'

7.36 The site is located entirely within Flood Zone 1. It is noted that in the Environment Agency's RoFSW Map the proposed site appears to include some areas along the eastern boundary with low, medium and high chance of surface water flooding. However, a site specific Flood Risk Assessment, including updated surface water flooding modelling in accordance with the Environment Agency's New National Model Methodology, has been undertaken and is provided in support of this application to demonstrate that the Environment Agency's RoFSW mapping does not provide an accurate representation of the surface water flood risk at the site or within the existing developed area within Barns Green known as The Hordens. The modelling also shows that at the point of access safe access can be maintained for the proposed development (without mitigation work), and that no built development within the site boundary will be at more than very low risk of surface water flooding.

7.37 In addition to the above, the layout and design of the proposed development was conservative in focusing all built development away from any areas that had initially indicated any risk of flooding and was also led in response to the other site constraints and context. As a benefit, the proposals also include Sustainable Drainage systems (SuDS) and the deculverting of the watercourse in accordance with HDC and WSCC LLFA policy through the front of the Site. It is also expected that proper maintenance of the existing highway drainage infrastructure will reduce the extent of and occurrence of surface water runoff entering Chapel Road from Smugglers' Lane. This is evidenced in the submitted/supporting flood risk assessment and surface water flooding modelling. Overall, the proposals result in a site that is safe from flood for its lifetime, whilst also, as a minimum, not increasing flood risk off site.

7.38 In accordance with paragraph 175 of the NPPF and the Paragraph 027 of the PPG most recent associated guidance, it is therefore concluded that a sequential test is not needed and that the proposed development should be considered positively on this matter.

8.0 Technical Considerations

Design

8.1 The Design and Access Statement, the Site Layout, Coloured Street Scenes and Sketch Perspectives demonstrate that the proposals have been developed following a detailed analysis of the site context, constraints and opportunities. This includes careful consideration of how the new homes would relate to the wider village and in particular Chapel Road and the heritage assets along it.

8.2 The resultant development embeds a landscape led approach that retains important existing site features whilst making efficient use of the site to deliver an appropriate density of development. The proposals also incorporate a series of linked routes and paths through and from the site to create a permeable layout. The proposals can be seen to comply with relevant design policies and criteria.

Highways and Access

8.3 In support of the application, a Transport Statement (TS) has been produced by i-Transport which considers the transport impacts that may arise form the proposed development, as well as relevant transport and planning policy. A Travel Plan Statement has also been produced which presents a strategy to encourage sustainable travel to and from the proposed development.

8.4 The proposed development will be accessed via a new priority junction from the western site of Chapel Road which is also proposed to be widened to 7.5 thus allowing for two-way free-flowing traffic and on-street parking on the eastern side of the carriageway. The new access would a new 2m footway to be introduced on the western side of Chapel Road north and south of the access, which ties into Smugglers Lane (Bridleway no.1600) to the north. Chapel Road and two points of localised narrowing (of Chapel Road) are proposed to provide two formalised uncontrolled pedestrian crossing points. This provides improvements to the existing community and future residents.

8.5 Car parking throughout the site is provided in line with West Sussex County Council car parking standards.

8.6 Against the test set out in Paragraph 115 of the NPPF the TA concludes that:

- The site is in a location that provides opportunities for residents to use sustainable modes to access key everyday facilities with priority for active travel and public transport.
- The site will provide safe and appropriate access to the site for all users.
- The proposal is designed to provide an appropriate level of parking provision and accommodate on-site servicing arrangements and emergency access.

The proposal results in no measurable impact on the operation and safety of the local highway network.

8.7 As per the requirements of NPPF paragraph 117, given the development is likely to generate additional movements and travel demand, a Travel Plan has been prepared which demonstrates Miller Homes' commitment to sustainable travel. The overall aim of the Travel Plans is to '*Reduce the reliance on single occupancy car journeys to and from the site and promote reasonable and realistic travel by active modes*.'. It includes measures to encourage new residents to walk and cycle, the use of public transport, to encourage future residents to travel sustainably and information provision and information pack.

Flood Risk and Drainage

8.8 A detailed, site specific, Flood Risk Assessment (FRA) and Drainage Strategy is supported in support of this application and provides full detail on the approach to assessing flood risk.

8.9 The site has been subject to detailed, site specific flood risk modelling, which has included local ditch surveys, to understand the true flood risk on site. This confirms that the pre-development flood risk on site (as defined by the site redline boundary) is 'low', including when climate change factors are included.

8.10 Paragraphs 7.31 to 7.35 of this statement have already confirmed, based on the FRA, that the Sequential Test is not required in relation to the proposed development as a result of the findings in relation to flood risk on site arising from the site specific FRA.

8.11 The FRA also confirms that safe access can be achieved to the site via Chapel Road.

8.12 The proposals include measures to effectively manage flood risk now and into the future to limited runoff from the site to existing Greenfield runoff rates. This includes attenuation storage in the form of a shallow basin to collect and hold surface water during rainfall events, sized to accommodate climate change scenarios

8.13 The site-specific FRA demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere. Consequently, the proposals adhere to relevant local and national policies.

Water Neutrality

8.14 There is currently a requirement to demonstrate that all developments are 'water neutral' in order to avoid adverse impacts on the Arun Valley Designated sites (such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.). As such, a Water Neutrality statement has been produced by TS Wood Consulting.

8.15 Measures will be implemented within homes to also reduce water usage, such as the provision of low flow appliances and water butts.

8.16 For the residual increase in water use arising from the development, the Sussex North Water Certification Scheme (SNWCS) can be utilised. The site performs well against prioritisation criteria in that it:

- Was a draft allocation in the Horsham Local Plan, being a 'priority' site for the Council.
- Minimises as far as possible on site water use through low water use appliances and rainwater harvesting
- Delivers policy compliant levels of affordable housing

8.17 Through the combination of onsite measures to reduce water use and utilising either the SNWCS scheme, or potentially an alternative scheme to offset the residual water use arising from the site, the proposals will avoid the need for increased water abstraction from the Arun Valley, and hence avoid averse impacts on the designated sites. This is confirmed in the

'shadow' Habitat Regulations Assessment included in the submitted Ecology report which confirms .

Ecology and Biodiversity Net Gain

8.18 Ecology Partnership have provided a Biodiversity Net Ga (BNG) in Assessment, and Ecological Appraisal and a Habitat Management and Maintenance Plan (HMMP) in support of the planning application. These are a result of detailed surveys of the site to ascertain the baseline context of the site which has informed the site design and mitigation.

8.19 The Ecological Appraisal details the main species of relevance include bats and dormice.

8.20 The Ecological Appraisal provides further detail of all surveys undertaken to date including suitable mitigation which has been incorporated into site design. It is noted that this is an interim report as the final surveys are to be undertaken by the end of October.

8.21 With regard to BNG, the development is required to demonstrate a net gain of at least 10% in biodiversity. This is to be assessed based on the statutory biodiversity metric calculator as provided by Natural England.

8.22 Development of the site has sought to minimise habitat loss whilst maximising on site gains where possible whilst also balancing this against the need to make efficient use of the site for housing, particularly given the acute need for housing in the district. The redline boundary does not contain any irreplaceable habitats.

8.23 The removal of the frontage Hedgerow is required to accommodate the site access and associated visibility splays. It will be appropriately replaced with a species rich hedgerow set at the eastern edge of the main residential development area. There will be a net increase in hedgerow onsite.

8.24 The Biodiversity Net Gain Assessment demonstrates that a minimum of 10% biodiversity net gain is achieved through the embedded mitigation measures as well as the proposed enhancements through planting and the SuDS features.

8.25 In addition, an outline HMMP has been provided which summarises how the net gains in biodiversity on site can be delivered. A final detailed HMMP will be submitted to support the information required for the mandatory BNG condition.

8.26 Overall, the proposals can be considered complaint with national and local policy and guidance.

Landscaping and Trees

8.27 The site has been subject to a detailed Landscape and Visual Impact Appraisal (LVIA). In landscape terms the LVIA confirms that there will be a minor-adverse impact on the landscape resulting from the development in the long-term. It is important to note that a level of minor-adverse impact to landscape is almost inevitable for any green field development.

8.28 In terms of visual affects, the development's strong boundaries mean long distance views are limited. The level of visual effect is generally negligible to minor adverse in the long term.

8.29 The proposals themselves have been designed to maximise landscape benefits, for example through the provision of high levels of public open space in excess of local policy requirements. The provision of the largest open space at the site frontage provides a visual buffer to Chapel Road and nearby heritage assets, whilst also resulting in the provision of an attractive new open space for new and existing residents to use, which incorporates a Local Area of Play (LAP). Once established the LVIA confirms that the new open space will provide 'a positive landscape setting this part of the village'.

8.30 There is minimal tree loss proposed, with the main loss being the frontage hedgerow, which, whilst comprising native species, is not considered 'species rich' and hence is of lower value than the other, retained, hedgerows on site. Nonetheless, the loss of the frontage hedgerow is mitigated through the provision of new species rich hedgerow within the site. The submitted AIA and MS, alongside the Tree Protection Plan provide more detail.

8.31 Ancient Woodland adjacent to the western boundary of the site is protected through the provision of a 15m buffer with the exception being a proposed link to the existing PRoW through the Ancient Woodland, public access will be discouraged by planting and low level fencing. The connection to the PRoW in the north-west corner of the site utilises the existing field access and so will require no tree removal. The low-impact pathway will improve the permeability to the site and public access to the countryside, whilst helping avoid unplanned, and potentially more impactful, routes being created by residents in the future to the existing PRoW.

8.32 Overall, the proposals are considered to adhere to relevant landscape policies and guidance. Whilst a level of minor-adverse impact has been identified to the landscape, this is a low level of harm, and some degree of harm to landscape is common to all greenfield development which will be required to meet the districts acute housing need.

Heritage and Archaeology

8.33 TCMS Heritage have prepared a Heritage Impact Assessment and an Archaeological Desk Based Assessment

8.34 In respect of built heritage, the report recognises the proposals include extensive embedded mitigation measures, notably the retention of the eastern part of the site as open space and the provision of landscaping and new planting and the design of the dwellings have also responded to the architectural character of the local area.

8.35 Proposed development will result in a very low level of 'less than substantial harm' to the significance of three nearby listed buildings; the Queen's Head Public House, the Village Store and Little Slaughterford Farmhouse.

8.36 Nonetheless, given a low level of less than substantial harm has been identified, the provisions of paragraph 215 of the NPPF apply which require the harm to be balanced against the public benefits.

8.37 In this instance, the public benefits are many as summarised in the Planning Balance paragraphs below. These are considered to outweigh the less than substantial harm to the heritage asset and hence paragraph 215 is considered to be satisfied.

8.38 In respect of archaeology, there are no Scheduled Monuments, World Heritage Sites, Historic Wrecks or Historic Battlefields within the Site or in its immediate vicinity. A Geophysical Survey was undertaken in July 2025 none of the remains noted would likely be considered of such

significance that might preclude development. As such, any further work, if required, could follow the granting of planning consent.

8.39 Overall, the proposals are in accordance with adopted Policy 34 of the HDLDF and Policy 3 of the Neighbourhood Plan. Finally, the proposed development accords with the NPPF in respect of heritage considerations, including paragraph 215.

Noise, Air Quality and Lighting

8.40 Detailed environmental assessments of the site have been undertaken for Noise (SLR), and Air Quality (SLR) and a Lighting assessment (SLR) is expected in due course.

8.41 In respect of noise, the assessment shows that the main source of potential future residents is the road traffic from Chapel Road to the east and the initial site noise risk assessment has therefore, been categorised in the worst case as 'low risk' on the future occupants. Furthermore, the assessment confirms that a suitable internal and external amenity standards can be readily achieved by the development with a suitable scheme of mitigation.

8.42 The proposals are hence in compliance with Policy 24 of the Local Plan and relevant national policy and guidance.

8.43 In respect of Air Quality, the Air Quality Assessment concludes that during the construction phase residual impacts from dust emissions during construction are deemed to be 'not significant', provided that effective mitigation measures are implemented.

During the operational phase of the development, the assessment concludes that road traffic impacts associated with the operation will have an 'insignificant' effect on local air quality and that the site is suitable for its proposed use. Overall, it recognises that the proposed development incorporates robust design and relevant transport measures to minimise emissions and limit exposure, is consistent with air quality objectives, and provides a sustainable framework for future occupants and the surrounding environment

8.44 A lighting Assessment is also being undertaken and will be submitted in due course. Any lighting design will be considerate of ecological and landscape considerations, and the light effects of the development are not anticipated to represent an overriding constraint.

8.45 Overall, the proposals do not cause any significant environmental harms and are in compliance with relevant local and national policies in respect of noise, lighting and air quality.

Energy Statement

8.46 Miller Homes are committed to providing highly sustainable and energy efficient new homes to meet the requirement of the latest building regulations and reduce house holder bills whilst contributing to reducing carbon emissions. Miller Homes' approach intrinsically follows the energy hierarchy by utilising a fabric first approach in the design and layout of the site. This is achieved by installing energy saving measures, such as those included in the list below, prioritising measures that improve the efficiency of the homes to reduce energy use whilst also reducing costs for future residents.

8.47 By doing this it is expected that the development will result in a reduction in carbon emissions against the latest building regulations targets. This accords with the aspirations of the Council's adopted and emerging policies on climate which supports proposals that meet

the energy hierarchy contribute to achieving zero-carbon development and positively contribute to addressing climate change.

8.48 A range of measures will be embedded into the design and function of each new home in order to significantly improve the energy efficiency and carbon footprint of the development as a whole. These measures will, in accordance with the energy hierarchy, focus on efficiency measures first to reduce energy use, before proposing technologies. In this instance, dwellings will be provided with Air Source Heat Pumps. The development will meet the most recent, more stringent, Building Regulations requirements.

8.49 It is also important to recognise that the sustainable location of the site coupled with its design, landscaping and layout and measures within the Travel Plan to encourage walking and cycling are also an intrinsic part of reducing energy use and creating a happier, healthier environment for residents now and in the future.

9.0 Affordable and Market Housing Statement

9.1 Policy 16 (of the HDPF) states that on sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable, with 70% of this to comprise affordable rent and 30% intermediate housing. It also states that development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities as evidence in the latest SHMA.

9.2 The indicative overall housing mix is as follows:

Table 2: Housing Mix

House Type	Unit Numbers (based on 68 units total)	Percentage
Market		
1-Bed House	3	7%
2-Bed House	9	20%
3-Bed House	19	43%
4-Bed House	10	23%
5-Bed House	3	7%
SUBTOTAL	44	64.71%
Affordable Rent		
2-Bed Flat	6	35%
2-Bed House	7	41%
3-Bed House	2	12%
4-Bed House	2	12%
Affordable (Shared Ownership)		
2-Bed House	3	43%
3-Bed House	4	57%
SUBTOTAL	24	35.29%
TOTAL	68	100%

9.3 The proposed housing mix is therefore policy compliant in that 35% of the units are proposed as affordable housing. It also complies with the tenure mix requirements of 70% affordable rent and 30% intermediate housing.

9.4 The mix also aligns closely with the latest SHMA, whilst also having regard to the characteristics of the area. This includes removal of affordable 1 bed provision as requested and its replacement with more 2 bed affordable housing units.

9.5 In addition, a number of 1 bed market units have been introduced as a relatively more affordable option as requested via the HDC pre-app advice.

9.6 The delivery of market housing alongside policy compliant levels of affordable housing of a suitable mix to meet local needs will enable a substantial boost to local housing delivery, which is particularly important given HDC's lack of a 5YHLS. As referenced above, and in

recent appeals, the housing situation in HDC is dire. HDC themselves confirm their supply is no more than 1 year. The delivery of a mix of housing should attract very substantial weight in favour of the application. Additionally, the delivery of policy compliant levels of affordable housing should also carry very substantial weight in favour of the development.

9.7 In addition, as a national housebuilder already active in the region, Miller Homes are able to deliver the site quickly, contributing to delivery within the next 5 year period, helping improve HDC's 5YHLS position.

9.8 It is expected that the affordable housing provision and tenure split will be secured via a s106 planning agreement, as referred to below in Section 10.

10.0 Drafts Heads of Terms

10.1 Miller Homes Ltd and Miller Developments propose to enter into a legal agreement through S106 of the Town and Country Planning Act 1990 (as amended) to secure any necessary planning obligations.

10.2 Necessary financial contributions will be made in accordance with adopted policy where they are justified and meet the relevant tests. It is anticipated that planning obligations will be required for the following matters, which will form the Heads of Terms of a future Legal Agreement:

- Affordable housing provision;
- Total Access Demand – add this now or wait for consultation?
- Travel Plan monitoring, including proportionate monitoring fee; and
- Public Open Space

10.3 The site is within an area with an adopted CIL charging schedule and so will also make contributions towards local community infrastructure.

11.0 Summary and Planning Balance

11.1 At the heart of the NPPF is the presumption in favour of sustainable development. As set out in NPPF Paragraph 8, the planning system has three overarching objectives which are key to achieving sustainable development. These are social, economic and environmental objectives.

11.2 The Proposed Development would result in **social** benefits through:

- The provision of a mix of 68 dwellings in a sustainable location, to add to the much-needed housing stock in the district, representing a very substantial benefit in the context of the Council's housing supply and delivery position;
- The provision of a policy compliant level of affordable housing units; as well as a suitable mix of tenures and houses sizes to accord with identified local needs representing a very substantial benefit in the context of the pressing need for housing and poor track record of delivering affordable homes;
- Public open space provision including play provision, and new connections to the PRoW network for the enjoyment of incoming and existing residents, as well as private outdoor amenity space for each dwelling; and
- A sustainable location with access to a range of services and facilities, including Primary Schools, and other shops and services in Barns Green.

11.3 The Proposed Development would result in **economic** benefits through:

- Generation of employment related to construction;
- New Homes Bonus payments and CIL receipts;
- Contributions to the local economy by future residents; and
- Additional financial investment towards existing highways and open space infrastructure through planning obligations.

11.4 The Proposed Development would result in **environmental** benefits through:

- Existing trees and species rich hedgerow (aside from that affected by the access proposals) along the boundaries to be retained and enhanced, in order to retain the verdant character of the site and to protect wider landscape views and Ancient Woodland.
- Where the lower value frontage hedgerow is remove, this will be mitigated by replacement native species rich hedgerow resulting in an overall net gain in hedgerow length on site;
- Provision of ecological enhancement measures, including mitigation measures to prevent harm to sensitive habitats and to achieve in excess of 10% Biodiversity Net Gain;
- Protection from flooding for the lifetime of the development by utilising sustainable drainage systems which also provide ecological and landscape benefits;
- De-culverting of existing watercourse on site to provide drainage and ecological benefits and add an attractive visual feature to the site frontage;
- Careful landscape design to produce a development of the highest quality, ensuring it respects the local area; and

- Design of the homes to meet and exceed current environmental standards, including adopting a fabric first approach and the use of sustainable energy technologies including EV car charging at each dwelling.

11.5 It is therefore evident that the proposal would deliver multiple benefits, particularly the significant benefit of a mix of much needed affordable and market housing. It represents a logical extension to the Built Up Area of Barns Green and to the recently approved residential development to the south at Sumners Pond. The principle of residential development on the site has also been accepted as suitable in HDC's pre-application response in the context of the acute unmet housing need in the district. The site was also included as a draft allocation in the emerging Local Plan, which demonstrates the Council are satisfied it is an appropriate site for development. The development will also deliver policy compliant levels of affordable housing. It also aligns with the criteria of the SDHD which aims to guide development to appropriate locations in the absence of a 5YHLS. .

11.6 Furthermore, given HDC cannot demonstrate a 5YHLS and have not met the latest HDT, HDC's housing policies are considered out of date and the NPPF paragraph 11d is applied which is clear that permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits(…)"*

11.7 None of the footnote 7 exceptions to the application of paragraph 11d are considered to apply, nor is there considered to be a conflict with paragraph 14 of the NPPF given the age of the housing requirement which informs the Neighbourhood Plan and, in any case, the compliance of the proposals with the Neighbourhood Plan.

11.8 Accordingly in weighing the tilted planning balance, the Proposed Development would not result in any adverse impacts which would significantly and demonstrably outweigh the identified social, economic and environmental benefits. Therefore, in accordance with NPPF paragraph 11d, there is no strong reason for refusing the development proposed hence planning permission should be granted. It is therefore respectfully requested that this application is approved without delay.

Appendix A Pre-application Advice Submission

Pre-application advice request

Land at Smugglers Lane, Barns Green, Horsham

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8 April 2025

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
00	17 March 2025	AP	NB	CL
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Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Miller Homes Ltd and Miller Developments (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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1.0 Summary and Introduction

1.1 This Pre-Application Briefing has been prepared by SLR Consulting Ltd on behalf of Miller Homes Ltd and Miller Developments ("the applicants"). It accompanies the pre-application submission to Horsham District Council ("the Council") regarding the proposal for the *"construction of 65 dwellings, access, parking, landscaping and supporting infrastructure"* ("the proposed development") at the land at Smugglers Lane, Barns Green, Horsham ("the site").

1.2 This pre-application request is supported by:

- Location Plan (ref 24088 / S101);
- Existing Site Survey (ref 24088 / S102);
- Proposed Site Plan (ref 24088 / SK12);
- Dwelling Mix Plan (ref 24088 / SK13);
- Tenure Distribution Plan (ref 24088 / SK14); and
- Miller Homes and OSP Pre-Application Document.
- Preliminary Surface Water Drainage Scoping Note prepared by TS Wood Consulting.

1.3 The homes would be delivered by Miller Homes Ltd.

1.4 The site is currently undeveloped agricultural land, adjacent to the Built-Up Area Boundary of Barns Green (albeit separated by Chapel Road).

1.5 The site benefits from being proposed for development within the emerging Local Plan, with an indicative capacity of <u>at least</u> 50 homes under draft Strategic Policy HA6 (site BGR1: Land South of Smugglers Lane).

1.6 The main planning considerations include: the principle of development (including housing need, and affordable and housing mix), design and residential amenity, flood risk, water neutrality, green infrastructure, highways and access, heritage and climate change.

1.7 It is the applicant's intention to prepare and submit a detailed planning application for the proposed development of 65 dwellings and supporting infrastructure, including vehicular access from Chapel Road. Section 5 includes a proposed list of application documents to support this, and a list of stakeholders to consult with, of which we would be grateful of the Council's review and confirmation of.

1.8 This pre-application submission explains how the development of the site is considered suitable and justified in planning terms for residential development of 65 homes, having regard to the current planning context. Taking into account the site's deliverability, its compliance with the Facilitating Appropriate Development Document (FAD) and relevant technical considerations and the current application of the 'titled balance' in decision making given the acute housing need (lack of five year housing land supply and out-of-date policies relevant to housing supply), we consider the site suitable for development.

1.9 It is thus respectfully requested that the Council responds positively to this proposal, and provides views on the following matters:

- the principle of development;

- the policies considered most relevant to the development;
- the compliance with the interim FAD;
- the proposed housing mix;
- the proposed site design and layout;
- confirmation that the sequential test is passed for the site, in the context of the site being included and passing the Council's Strategic Flood Risk Assessment;
- when and how many SNOWS credits would be available to the proposed development;
- the suggested application submission documents and stakeholders to engage with are acceptable; and
- any other matters that Officer's consider of relevance to the site and proposed development.

2.0 Site Context

2.1 The site is approximately 3.3 hectares and comprises undeveloped land to the west of Chapel Road, which is currently in use for grazing of livestock. The north, south and western boundaries are well screened by trees and there is a hedgerow along the eastern boundary.

2.2 Beyond the tree-lined boundary, to the north and west of the site are agricultural fields and to the south and west is a fishery and campsite (which benefits from planning permission for residential development – see more below).

2.3 To the immediate east of the site is Barns Green, a settlement including residential development, and services and facilities such as a Primary School, shops, and local pubs. This includes a pub and convenience store directly opposite the site on Chapel Road. There are several bus stops on Chapel Road, Sandhills Road, Two Mile Ash Road and The Hordens, providing direct access to Horsham, Loxwood and Storrington via service nos. 64, 74 and 74A. Christs Hospital Train Station is located circa 3.8km from the site and can be reached by bus or cycle.

2.4 To the north and west are Public Rights of Way - Smugglers Lane Bridleway no.1600 to the north and footpath no. 1596_1, providing good pedestrian access to the site.

2.5 Opposite the site (to the east) is The Hordens, providing access to residential properties, Barns Green Primary School, and other services.

Figure 2 View of site from The Hordens (looking from east to west)

Figure 1 Smugglers Lane footpath entrance

Planning designations

2.6 The site is:

- In the countryside, but adjacent to the Built-Up Area Boundary of Barns Green;

- In the Sussex North Water Supply Zone;
- In flood zone 1 (low probability of flooding from rivers and the sea);
- Affected by areas of medium and high surface water flood risk focused towards the eastern edge of the site;
- Within the The Mens SAC bat sustenance zone; and
- Adjacent to Ancient Woodland to the west of the site.

2.7 There are Grade II listed buildings (Barns Green Village Store, The Queen's Head Public House, Blacksmith's Cottage) to the east of the site. There is also a Grade II listed building (Bennetts) to the north, and another to the south (Little Slaughterford Farmhouse).

2.8 The site is not located in the Green Belt, a National Landscape, nor a National Park.

Planning History

2.9 There is no planning history publicly available for the site.

2.10 To the south of the site at Land at Sumners Ponds (also allocated in the emerging Barns Green and Itchingfield Neighbourhood Plan), the land has planning permission for mixed use development with the following planning permission approved recently: :

- DC/21/2697 - Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system – Approved 6 October 2023.

The proposal

2.11 The proposal seeks to bring forward 65 residential dwellings, including 35% affordable dwellings.

2.12 The mix of homes will be as follows in **Table 1**:

Beds	Open Market	Affordable Homes	Total
1 bed	-	8	8
2 bed	12	7	19
3 bed	19	6	25
4 bed	10	2	12
5 bed	1	-	1
Total	42	23 (35%)	65

2.13 Each home will have access to its own private amenity space, with ample communal external amenity space and landscaping particularly to the east of the site.

2.14 A new vehicular access is proposed from Chapel Lane. Each home will have a private driveway and/or garage and/or off-plot parking. The parking provision is in accordance with the West Sussex County Council Parking Standards.

2.15 In terms of external layout and appearance, the proposed development has been designed to respond positively to the surrounding area. All homes will be two storeys in height to be reflective of character of the area, respect and retain the verdant character of the area and allow permeability within the site, while also protecting the amenity of properties to the east.

3.0 Planning Policy

Adopted Development Plan

3.1 The adopted development plan documents relevant to the site include the:

- Horsham District Planning Framework (2015); and
- West Sussex Joint Minerals Local Plan (2018).

3.2 Policies of the adopted Horsham District Planning Framework (2015) considered of most relevance are as follows:

- Policy 1 – Sustainable Development
- Policy 2 – Strategic Development
- Policy 3 – Development Hierarchy
- Policy 4 – Settlement Expansion
- Policy 15 – Housing Provision
- Policy 16 – Meeting Local Housing Need
- Policy 24 – Environmental Protection
- Policy 25 – The Natural Environment and Landscape Character
- Policy 26 – Countryside
- Policy 27 – Settlement Coalescence
- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Cultural and Heritage Assets
- Policy 35 – Climate Change
- Policy 36 – Appropriate Energy Use
- Policy 37 – Sustainable Construction
- Policy 38 – Flooding
- Policy 39 – Infrastructure Provision
- Policy 40 – Sustainable Transport
- Policy 41 – Parking
- Policy 42 – Inclusive Communities

Emerging Local Plan

3.3 The Council is currently preparing a new Local Plan, which was submitted for formal Examination in July 2024. The Stage 1 hearings commenced in December 2024 but the examination has since been paused by the Inspector because he has "*significant concerns about the soundness and legal compliance of the Plan in respect of a number of areas*".

3.4 The key reasons for the examination being paused are relating to the proposed unmet housing need (both arising from within the district and from adjoining authorities), and water neutrality. It is anticipated that the Inspector will set out further justification for pausing the Local Plan in a further letter.

3.5 The Council's Local Development Scheme (2025) anticipates the examination being re-commenced between March – September 2025, and the plan being adopted in April 2026.

3.6 Although limited weight can be placed on the emerging Local Plan, the policies within it (including Site Allocation HA6, site reference BGR1) and its evidence base (including the Strategic Flood Risk Assessment) are material considerations.

3.7 The topics covered by the emerging plan cover many of the similar policy areas as the adopted Local Plan above, albeit with some proposed alterations to respond to changes since the adopted plan. This includes seeking a significantly reduced housing requirement due to the Water Neutrality issue affecting the district, which will be discussed further below, as well as proposed updates to policies covering matters such as biodiversity net gain and energy sustainability.

Emerging Neighbourhood Plan

3.8 The site is within the Barns Green and Itchingfield Neighbourhood Plan area. A neighbourhood plan has been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. A consultation ran from 2 September 2024 to the 14 October 2024 for 6 weeks with regards to the work and the modifications made to the Barns Green and Itchingfield Neighbourhood Plan. On 8 November 2024, the Council has recommended that the plan proceeds to Referendum, but there has been no further update.

3.9 The emerging Neighbourhood Plan is a material consideration.

Supplementary Planning Documents and Guidance

3.10 The following documents are material considerations: Facilitating Appropriate Development (2022); Biodiversity and Green Infrastructure Planning Advice Note (2022) and Planning Obligations and Affordable Housing SPD (2017).

3.11 The National Planning Policy Framework 2024 ("the NPPF") and National Planning Policy Guidance ("the NPPG") are materials considerations of significant weight.

Principle of development

3.12 The site is currently outside of the settlement boundary and thus in the countryside, but it is adjacent to the Built-Up Area Boundary of Barns Green (albeit, separated from the formal Built-Up Area Boundary by Chapel Road) and is proposed to be allocated for residential development in the emerging Local Plan.

3.13 In spatial terms, Barns Green is categorised as a 'Medium Village' in the Council's settlement hierarchy, with a "*moderate level of services, facilities, and community networks, together with some access to public transport*" as per Policy 3 of the Local Plan and Policy 2

of the emerging Local Plan. Further to this, paragraph 2.5.3 of the emerging Barns Green and Itchingfield Neighbourhood Plan also confirms Barns Green as being a sustainable location, stating for Barns Green that "*the largest concentration of residential settlement in the* [Itchingfield] *parish and contains a number of important community facilities such as the Queens Head pub, village primary school, village hall, playing fields, post office and village shop.*" Barns Green is thus a suitable location for development in spatial terms.

3.14 It is acknowledged that at present, development on this site would be contrary to Policy 26 of the Local Plan as the site is not currently located in the Built-Up Area Boundary.

3.15 However, the site is proposed to be allocated for **at least** 50 homes under draft Strategic Policy HA6 (site BGR1: Land South of Smugglers Lane). The draft policy states that development on the site will be supported where proposals:

- *Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and*
- *Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queen's Head Public House).*

3.16 As set out in the relevant sections below, the proposed development ensures that there is a 15m buffer from the ancient woodland and the setting of the listed buildings are preserved and enhanced through sensitive design. The Proposed Site Plan (24088 / SK12) also clearly demonstrates that the site is comfortably capable of delivering 65 dwellings, whilst also providing ample private and communal private amenity space and landscaping.

3.17 Although the emerging Local Plan examination has been paused, the Inspector has not raised any concerns with regards to the deliverability of the site to-date, and we do not anticipate any to be raised[1].

3.18 Thus, the proposed development would be wholly in accordance with the draft allocation policy, which is a material consideration despite the Local Plan examination being paused, as it shows the Council have considered the site is suitable for residential development.

Housing Need

3.19 For context, the Council has an acute housing need. This is exemplified by:

- the disparity between house prices and earnings being higher than the national average and the average for the County, with house prices being on average over 13 times earnings and trending upwards;
- the new Standard Method for Calculating Housing Need currently calculates that the Council needs to deliver 1,357 homes per year (a 48% increase on the HDPF figure). This is a significant increase from the adopted Local Plan requirement of 800 homes per year, and the emerging Local Plan requirement of an average of 777 homes per year (draft Strategic Policy 37). This reflects the acute and increasing need in the area;
- the Council being unable to demonstrate a sufficient housing land supply. The Council acknowledge that it is unable to demonstrate a robust five-year supply of

[1] Albeit we do acknowledge the concerns raised by respondents of the consultation period.

housing as required by national policy, with the latest published position showing a 2.9-year supply of housing against the adopted requirement (AMR, January 2024). The recent publication of the new NPPF and the new housing targets that accompanies it (1,357 homes per annum), results in a worsening five-year land supply position in Horsham, which will remain until a new Local Plan is formally adopted. This, along with the development plan policies relevant to the supply of housing being out-of-date, means the 'presumption in favour of sustainable development', as set out at 11(d) of the NPPF, is engaged. The provisions of paragraph 11(d)(i) will not apply as, none of the footnote 7 exemptions are considered to be engaged.

3.20 The delivery of new homes can help relieve the effects of the housing crisis by increasing supply, providing greater choice and competition in the market and providing much needed affordable housing, the largest proportion of which is delivered through market-led schemes.

3.21 Given the lack of housing supply, the Council has adopted a Facilitating Appropriate Development document (2022) to address the acknowledged shortfall in housing delivery against housing requirement. The document is designed to provide a more flexible approach to the location of development and includes five criteria to assist in increasing the supply of housing. The following analysis against the criteria demonstrates that the site is a suitable location for residential development:

- *The site adjoins the existing settlement edge as defined by the Built-Up Area Boundary* – this criteria is met as the eastern boundary of the site adjoins the Built-Up Area Boundary of Barns Green;
- *The level of expansion is appropriate to the scale and function of the settlement the proposal relates to* – 65 homes are proposed. This is in accordance with the indicative capacity set out in the emerging Local Plan allocation which requires at least 50 homes. Barns Green is a Medium Village settlement, of which Policy 2 confirms it is suitable for new housing. As such, the level of expansion is proportionate to the scale and function of Barns Green;
- *The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services* – the proposal will assist in meeting the Council's acute housing need and has had regard to the local needs of the area;
- *The impact of the development individually or cumulatively does not prejudice comprehensive long-term development* – the site is a discrete parcel with access from the east. The development of the site will not prejudice long-term future development; and
- *The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced* – the site is well screened by existing trees along the northern, southern and western boundaries. These trees are to be retained within the development, and landscape character features are likely to be enhanced to create a pleasant natural environment for future occupiers, increase biodiversity net gain, and mitigate against flood risk.

3.22 The Facilitating Appropriate Development document also discusses other matters that will be considered in relation to the acceptability of sites coming forward. A number of these matters replicate adopted policy considerations. The rest of this pre-application considers these matters as well as other technical considerations to assist in your consideration of the proposed development.

3.23 The fact that the site is considered suitable for allocation in the emerging plan itself underlines the Council's consideration that the site is in an appropriate and sustainable location for future residential development which should be found to comply with the FAD criteria.

3.24 Overall, the site, which the Council has identified as deliverable within its emerging Local Plan by virtue of it being allocated for development (Policy HA6), represents an ideal opportunity to assist in addressing the housing crisis. The vision is premised on the delivery of high-quality homes, including affordable homes, to help meet the challenge of providing a safe and secure home for all.

Affordable Housing and Housing Mix

3.25 The proposed scheme has had regard to the aims and objectives of housing delivery and housing need within the district. Table 1 sets out the proposed mix of unit sizes within the development which comprises a mix of 1-, 2-, 3-, 4-, and 5-bedroom homes.

3.26 This mix is in general accordance with current policy and is in line with the requirements of Policy 16 of the HDPF which required housing mix to be appropriate for the site, the locality, and the surrounding character.

3.27 35% (no.23) of the dwellings are affordable. This is also in accordance with Policy 16 of the HDPF.

3.28 It is considered that the proposed mix is suitable both in design terms and in achieving efficient use of the site. The applicant is committed to ensuring that the proposed scale and density of the development respects the surrounding locality. There is a strong justification for the proposed mix outlined above in regard to both a landscape perspective and the importance of the preservation of the semi-rural community.

Design and residential amenity

3.29 The proposed development seeks to provide a high-quality residential development that responds positively to the character of its surroundings. The proposal has been designed to respond to the natural constraints of the site, including the existing boundary vegetation and Ancient Woodland, topography, and landscape character; to ensure that the size, scale and siting of the proposed dwellings are appropriate.

3.30 In particular, the layout retains as many of the existing trees and hedgerows within the site as possible, whilst also incorporating new tree planting. It incorporates a 15m buffer to the Ancient Woodland and provides a landscape buffer to the rural edges of the site as well as to the neighbours on the southern boundary. Further work is being conducted to identify a suitable location for a pedestrian and cycle access in the north-east corner of the site which may require some encroachment into the buffer, but we are mindful of the guidance on this and will ensure that the proposal is suitable.

3.31 As set out above, the draft Strategic Policy HA6 allocates the site for a minimum of 50 units and specifies that development must a) provide an appropriate buffer to the adjacent ancient woodland and b) have regard to the impact on adjacent Grade II Listed buildings. The Housing is sited away from the ancient woodland - an appropriate buffer has been allowed

for within the current layout. The layout also has the built form set-back from Chapel Road, with houses addressing Chapel Road carefully sited and designed along this frontage. Scale has also been carefully considered along the Chapel Road frontage, as previously noted with two-storeys so as to reduce impact and not overbear the adjacent Listed Buildings

3.32 The proposed development includes 1.24 hectares/sqm of open space.

3.33 The site is already tree-lined on the north, south, and western boundaries. This planting is maintained and enhanced, particularly along the western boundary. This helps to ensure that there is a robust and defensible boundary, avoiding encroachment into the countryside to the west.

3.34 In terms of residential amenity, all homes will meet national space standards and will have access to private amenity space. Appropriate separation distances are incorporated between the proposed homes, and existing properties to the east.

3.35 In summary, the proposal is wholly in accordance with the relevant national and local planning policies relating to design, landscaping and residential amenity.

Flood risk

3.36 The site is wholly in flood zone 1. The south-eastern area of the site is affected by low, medium and high surface water flood risk.

3.37 To inform the emerging Local Plan, the Council undertook The Horsham Strategic Flood Risk Assessment (January 2020), an updated Level 1 Strategic Flood Risk Assessment (September 2024) and a Sequential and Exception Flood Risk Tests (2024) to ensure that development is steered away from areas at risk of flooding.

3.38 Of the 38 proposed allocations, 8 sites required further assessment through the Exceptions Test, including this Site. The SFRA concluded that the Site satisfies the requirements of the Exceptions Test, subject to adhering to the mitigation measures outlined which reflect both the site assessments and the overarching or, where appropriate, the site-specific Local Plan policies.

3.39 As set out in the NPPG and at paragraph 180 of the NPPF, the sequential test does not need to be applied to individual developments proposed on sites that have already been through a sequential test as part of the development plan. We would appreciate confirmation that given the site is included in the SFRA and passes the sequential assessment and Exceptions Test, this can form the basis for the site to be considered to be sequentially acceptable.

3.40 A site-specific Flood Risk Assessment will be provided that demonstrates the mitigation measures, required by the SFRA, that will be provided to ensure that the proposed ‘More Vulnerable’ elements of the proposed development are not at risk of flooding and that the proposed development will not increase the risk of flooding elsewhere. A Preliminary Surface Water Drainage Scoping Note submitted alongside this pre-application request provides a preliminary strategy which will be developed further ahead of submission.

3.41 The site layout has been designed to ensure that there is limited development within the areas at higher surface water flood risk, with all dwellings located in the lowest risk areas.

3.42 A separate pre-application meeting is being held with West Sussex County Council (WSCC) as Lead Local Flood Authority (LLFA) to discuss the proposed surface water and sustainable drainage solutions (SuDS) that are being developed within the masterplan to mitigate any potential increase in flood risk from the development.

3.43 Options to provide safe access, emergency escape routes and a reduction in flood risk to the wider community will also being investigated as part of the discussions with the LLFA.

Water neutrality

3.44 The site is located within the Sussex North Water Supply Zone, where Natural England has advised that groundwater abstraction is having a significant adverse effect on the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site. To protect its ecological value, new development must achieve water neutrality. This is in accordance with Strategic Policy 9 of the emerging Local Plan and Policies 11 and 16 of the emerging Neighbourhood Plan.

3.45 To achieve this:

- on-site water demand will be minimised through limiting water consumption. This would be achieved through the use of water efficiency fixtures and fittings, greywater recycling and rainwater harvesting; and
- the applicant is also actively exploring options to offset the remaining water use, including discussions with local businesses which may be able to improve their water efficiency and potentially the use of water abstraction boreholes on site.

3.46 Alternative to the on-site solution being investigated, the Council-led Sussex North Offsetting Water Scheme (SNOWS) will "*provide applicants with an affordable, accessible way to demonstrate that their development can be constructed in a water neutral way, allowing the Sussex North authorities to deliver necessary housing and other development to support local plan growth while meeting water neutrality requirements*."

3.47 It has been confirmed by Adrian Smith and Clark Gordon that the site would be eligible, as a draft allocation, for access to SNOWS.

3.48 We understand that there is limited credit availability through 2025 until Southern Water's Water Resources Management Plan is adopted, and that there is a prioritisation scheme in place, but that there will be credits available to developments such as this. It would be very helpful to understand further details on when and how many credits would be available. Nonetheless, whilst Miller Homes are exploring their own options, SNOWS represents a realistic 'fall back' scheme which can enable the site to come forward for development in the next 5 years.

3.49 Whilst the applicant is confident it will have a solution ahead of the determination of the application, there is also precedent for water neutrality solutions to be controlled via a condition if needs be (and where there is a realistic prospect of a solution coming forward), as established by the recent allowed appeal within the District with reference APP/Z3825/W/23/3321658 (Lower Broadbridge Farm).

Green infrastructure

3.50 Miller Homes is committed to protecting and retaining wherever possible existing important features, including the Ancient Woodland (along the western boundary of the site) and trees, and protects existing species on site.

3.51 The proposed development incorporates a minimum of a 15m buffer between the boundary of the woodland and built development. The development would not result in the loss or deterioration of the irreplaceable habitat, and thus the development is wholly in accordance with the NPPG and part (a) of draft Policy BGR1. A site survey has been undertaken which has informed the layout to ensure the proposals account for the Ancient Woodland and Root Protection Aeras of trees bordering the site.

3.52 The proposals will also deliver the provision of at least 10% net gain in biodiversity on- or off-site, in accordance with the Environment Act 2021. Strategic Policy 17 of the Emerging Local Plan echoes the policies of the adopted Local Plan, but also requires at least 12% biodiversity net gain. There is a significant level of objection to this quantum. As such, the policy is afforded limited weight.

3.53 As the site is within the The Mens SAC bat sustenance zone, bat surveys would be conducted. Landscaping is retained and enhanced and it is also anticipated that a sensitive lighting strategy would be secured via planning condition to avoid lighting impacts on foraging / commuting bats.

3.54 Any future planning application would be supported by an Arboricultural Impact Assessment and Tree Survey, Ecological Appraisal, Biodiversity Net Gain Assessment, and Habitat Management and Maintenance Plan.

Highways and access

3.1 A new vehicular access will be provided from the western side of Chapel Road via a simple priority arrangement. Visibility requirements from the access will be demonstrated using 85th percentile speeds obtained via 7-day 24hr Automatic Traffic Count (ATC) surveys, located on Chapel Road either side of the proposed access location. The access will also allow for active travel connection, linking to the existing pedestrian infrastructure on the western side of Chapel Road.

3.2 In accordance with the West Sussex County Council (WSCC) car parking guidance, the site is located in Horsham Parking Behaviour Zone 1. The proposal will provide an appropriate level of car and cycle parking with reference to the WSCC parking standards, detailed in Table 2**.**

Table 2: Summary of WSCC Car Parking Standards (September 2020) – Horsham Behaviour Zone 1

Type of Dwelling	Number of Bedrooms	Cycle Parking	Car Parking
Flats	1	0.5 space (if communal storage otherwise same as 1 & 2 bed house)	1.5
Flats	2		1.7

Type of Dwelling	Number of Bedrooms	Cycle Parking	Car Parking
Flats	3	1 space	2.2
Houses	1	1 space	1.5
Houses	2	1 space	1.7
Houses	3	2 spaces	2.2
Houses	4+	2 spaces	2.7

3.3 The proposed development is anticipated to generate circa 20-30 vehicles trips in the morning and evening peak hour periods. This is a negligible amount (c.1 vehicle movement every 2 / 3 minutes) and would not be discernible amongst the day-to-day traffic fluctuations currently experienced on the local highway network, including Chapel Road.

3.4 The existing PRoWs on the site's north and west boundaries will be fully respected as part of the overall layout, retaining their priorities as relevant. The layout will seek to provide connections to these where relevant.

3.5 Overall, the proposed development will be wholly in accordance with national and local planning policy with regards to highways, access and parking. Any future planning application would be supported by a Transport Assessment and Draft Travel Plan.

Heritage

3.6 There are no heritage assets within the site boundary.

3.7 There are three listed buildings to the east of the site (Blacksmith's Cottage, Queen's Head and Barns Green Village Store) with a further listed building to the north-east (Bennetts) and one to the south-east (Little Slaughterford Farmhouse). The boundary of an Archaeological Notification Area (ANA) is located at the south-east corner of the site (but not within the site itself), and a further area opposite the site's north-eastern corner.

3.8 Although there will not be any direct harm to the designated heritage assets, the proposed development does have the potential to impact their setting. To preserve and enhance the setting of the heritage assets, the layout of the proposed development incorporates an extensive area of open space and a landscaped boundary to screen the development and ensure appropriate separation. The form and materiality of the built development is also modest and complementary in nature, and the materials could be secured by planning condition. A heritage statement will be submitted with a future application which will fully assess the potential effect of the development on the significance of the heritage assets.

3.9 Even if a '*less than substantial'* level of harm were identified in this scenario, the public benefits of the proposed development would likely far outweigh the modest harm to the setting of the listed buildings.

3.10 The proposed development will be consistent with the provisions of Chapter 16 of the NPPF, and Policy 34 of the HDPF. A planning application would be supported by a Heritage Statement (including HER Records) and archaeological evaluation results as required.

Climate Change

3.11 The proposals will incorporate a ‘Fabric First’ approach to design which meets the latest building regulations ensuring highly efficient and sustainable new homes.

3.12 Miller Homes will also consider the incorporation of air source heat pumps and solar photovoltaic panels where appropriate. Importantly the site is located such that it provides people the choice to travel by sustainable means to local facilities and services in Barns Green, helping reduce people’s reliance on the most polluting forms of transport. There will also be electric vehicle charging points.

3.13 An Energy Statement would accompany any future planning application.

4.0 Application Requirements and Consultation

4.1 We would be grateful of the Council's review and confirmation of the application documents proposed to be submitted with the outline planning application, and who we intend to consult with.

Application documents

4.2 We propose that any future outline planning application would include the following:

- plans (location plan, existing site plan, site access plan, illustrative masterplan, parameter plan – land use, illustrative 3D visuals);
- application form and ownership notices;
- Community Infrastructure Levy Form;
- Planning Statement, including Affordable Housing Statement and draft Heads of Terms;
- Design and Access Statement;
- Landscape Design Document;
- Air Quality Assessment;
- Arboricultural Impact Statement, including Tree Survey;
- Flood Risk Assessment;
- Drainage Strategy;
- Water Neutrality Statement;
- Biodiversity Net Gain Assessment;
- Ecological Appraisal;
- Habitat Management and Maintenance Plan;
- Energy Statement;
- Land Contamination Assessment;
- Transport Assessment;
- Draft Travel Plan;
- Heritage Statement, including HER Search.

4.3 We would be grateful of the Council's confirmation of the submission documents, and also an indication of the likely Planning Obligations that would be sought.

Consultation

4.4 Miller Homes is committed to effectively engaging with the local community and stakeholders so they have an opportunity to comment on the draft proposals and influence the final designs.

4.5 Miller Homes will be sending letters to the residents closest to the proposed development, inviting them to participate in a public consultation hosted online via a dedicated project webpage. Letters will also be sent to key local stakeholders inviting them to also attend the exhibition and offering to meet them to discuss the proposals.

4.6 The feedback received will feed into the design process, alongside any comments received as part of this pre-app ahead of a planning application submission later this year. The feedback received will be reported in a Statement of Community Involvement to accompany the application.

4.7 If proceeding with an application, we propose consulting with:

- Member of Parliament for Horsham;
- Itchingfield Parish Council;
- Ward Councillors; and
- Local residents and businesses.

4.8 We would welcome advice on any other groups, organisations, or Council committees we should engage with.

5.0 Closure

5.1 This pre-application submission explains how the development of the site is considered suitable and justified in planning terms for residential development of 65 homes, having regard to the current planning context. Taking into account the site's deliverability, its compliance with the FAD and relevant technical considerations and the current application of the 'titled balance' in decision making given the acute housing need (lack of five year housing land supply and out-of-date policies relevant to housing supply), we consider the site suitable for development. This is emphasised by the inclusion of the site as a proposed allocation with an indicative capacity of at least 50 homes under draft Strategic Policy HA6 (site BGR1: Land South of Smugglers Lane).

5.2 It is thus respectfully requested that the Council responds positively to this proposal, and provides views on the following matters:

- the principle of development;
- the policies considered most relevant to the development;
- the compliance with the interim FAD;
- the proposed housing mix;
- the proposed site design and layout;
- confirmation that the sequential test is passed for the site, in the context of the site scoring no.1 in the Council's own Strategic Flood Risk Assessment;
- when and how many SNOWS credits would be available to the proposed development;
- the suggested application submission documents and stakeholders to engage with are acceptable; and
- any other matters that Officer's consider of relevance to the site and proposed development.

Land West of Chapel Road

Barns Green, Horsham

Pre-application Document

Full Planning Application: April 2025

Contents

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Vision

"Miller Homes' vision for the Barns Green site is to create a place which is sensitive to its landscape setting and which will create an attractive residential environment where people will aspire to live."

Provision of 65 new homes
A mix of tenures and sizes will be provided including both market and affordable homes.

Enable sustainable development
All new homes are within walking and cycling distance of the village centre and schools.

Affordable housing
35% affordable homes.

Creation of 1.24 hectares (3.07 acres) of open space
Provision of a new public open space for future residents and the wider community to enjoy.

Pedestrian/ cycle link
New pedestrian/cycle links to the surrounding public footpath network.

Play space
Provision of a variety of play spaces to meet the future needs of the development.

Secure funding for Community Infrastructure Levy (CIL)
The S106 agreement will release funding for improvements to education, transport and other related infrastructure.

Previous Miller Homes' development ▶

1.0 Introduction

This document has been prepared by OSP Architecture on behalf of Miller Homes in support of a proposal for the development of the site at land west of Chapel Road, Barns Green for approximately 65 dwellings. The site measures 3.285 hectares (8.11 acres) in area.

The illustrative proposals will provide:

- Approximately 65 new high quality family dwellings, including affordable homes.
- Vehicular and pedestrian access from Chapel Road.
- The provision of landscape buffers along the boundaries.
- Large areas of open space including play area.

The vision for the new development is to achieve the following:

- Thriving, attractive place which sits comfortably within its context, protects the countryside to the north and enhances the neighbouring areas.
- Sustainable community with a rich demographic mix.
- Contemporary living and working environment which responds to the topography and respects the location of the site within its context.
- Coherent and high quality inclusive public realm that takes account of the needs of all users including older people.

The design objectives for the new community are summarised as follows:

- Make the most efficient use of available land;
- Retain important landscape and natural features such as trees and hedgerows, incorporating these into the layout, so that they may positively contribute to the sense of place;
- Provide informal open space across the site, to meet the needs of existing and new residents;
- Incorporate sustainable development principles including sustainable drainage techniques into the development and maximise energy efficiency through the layout and orientation of buildings;
- Ensure that the scale, massing and appearance of the built form reflects current best practice and the Council's design guidance, whilst also creating a place that is locally distinctive in character; and
- Ensure that dwellings, parking areas, landscape and open spaces are well related to each other and provide a safe and attractive environment.

Site Location Plan

2.0 The Site

The existing site is currently arable agricultural land used for grazing livestock. The site is roughly rectangular in shape and bounded on three sides by existing boundary tree belts and hedges. The frontage onto Chapel Road is formed of a clipped hedgerow.

A public bridleway runs alongside the northern boundary of the site (Smuggler's Way) and a public footpath runs alongside the western boundary.

The site gently slopes down form the north-western corner to the south-eastern corner.

View into the site from the PRoW to the north

View across the site looking south east towards Chapel Road

Smugglers Lane running to the north of the site boundary

Access into the site in the north western corner

View of Herons Reach and the Post Office from within the site

View into the site from Chapel Road

PRoW running outside western boundary

View into the site from gated access in south western corner

3.0 Surrounding Context

The site is located on the western side of the village, abutting the built up area of Barns Green. Barns Green is clustered along the roads which circumnavigate the village (Two Mile Ash Road, Chapel Road and Emms Lane), enclosed by the railway lines along its eastern side, and in a linear form along Sandhills Road and Two Mile Ash Road/ Trout Lane as they lead out of the village.

The historic development of the village prior to WWII was centred around the crossroads, whilst later development (post WWII) was focused in the areas between Chapel Road and the railway lines (The Hordens). Although the railway passes alongside the village, it has never had a railway station.

Smugglers Lane, the bridleway outside the northern boundary

Chapel Road looking north with the site on the left

Little Slaughterford (Listed), Chapel Road

Chapel Road

Chapel Road

Chapel Road

Chapel Road

Chapel Road

3.0 Surrounding Context

Herons Reach and Post Office (Listed), Chapel Road

Blacksmiths Cottage (Listed), Chapel Road

Sycamore Rise

Bennetts (Listed), Chapel Road

The Queens Head Public House (Listed), Chapel Road

Two MIle Ash Road

4.0 Site Considerations

When bringing forward proposals, both the site considerations and opportunities are evaluated.

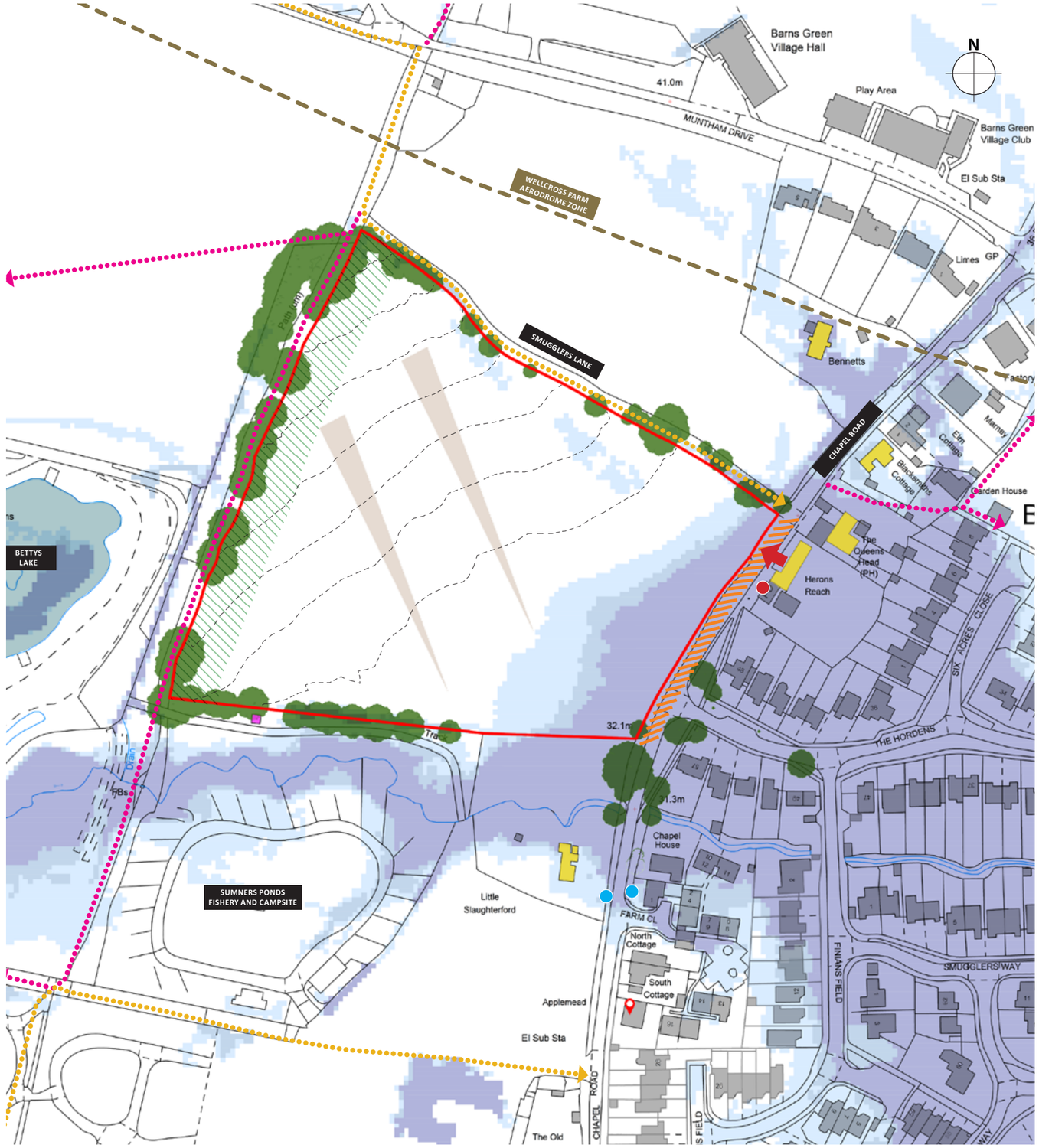
These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The site constraints are considered to be:

- Existing green infrastructure of boundary hedgerows and tree belts.
- An Ancient Woodland abuts the western boundary of the site.
- Areas at risk of surface water flooding.
- The site is relatively level, but slopes slightly from west to east.
- Proximity of Listed buildings to the site, Bennetts and Blacksmiths Cottage (north); The Queens Head and Herons Reach (opposite); and Little Slaughterford (south).

KEY

- Site boundary
- Site access
- Existing trees
- Surrounding built form
- Low flood risk (to be updated)
- Medium flood risk (to be updated)
- High flood risk (to be updated)
- Ancient Woodland
- 20m buffer to Ancient Woodland
- Fall of land
- Contours (1m intervals)
- Existing pond
- Potential noise from roads and residential areas
- Bus stop
- Post Office / shop
- Public footpath
- Bridleway
- Listed buildings
- Mast
- Wellcross Farm aerodrome zone



Site considerations plan

5.0 Site Opportunities

The plan highlights the site opportunities which include:

- Provision of new homes to meet the growing housing need.
- Creation of high quality homes in keeping with the character of the existing surrounding context, taking inspiration from the built form of development in Barns Green.
- Provision of a new vehicular and pedestrian access point from Chapel Road.
- The inclusion of new footpath and cycle links from within the site to improve connectivity with the existing village whilst also promoting sustainable modes of travel.
- Enhancement of existing habitats with significant additional tree and hedge planting which will attract a wide variety of species, and the provision of attractive open spaces.
- The site is already well enclosed but additional planting will strengthen boundaries and deliver enhanced visual screening and help the ecological value of the site.
- Layout arranged to allow "green vistas" through development.

KEY

- Site boundary
- Site access
- Existing trees
- Surrounding built form
- Ancient Woodland
- Potential Development Parcels
- Open Space / Landscape Buffers
- SuDs Basin
- Potential Vehicular Access Routes

Site considerations plan

6.0 Illustrative Site Layout

Following the analysis of the existing site and its context, the proposals have been developed with the following objectives in mind:

- Achieve a high quality development.
- Be an efficient use of land.
- Comply with national and local government guidelines.
- Be design led, ie. not of standard design, but respecting the character of the area.
- Create sustainable living.
- Good links between the site and the surrounding area.
- Form a complete sense of place where people want to live.
- Provide a safe and secure environment achieved by the design and layout of the scheme.
- Create sustainable family living.
- Minimise the impact of accommodating parking.
- Consider the relationship between existing adjacent dwellings, retained trees and proposed dwellings.
- The proposed development should blend into its landscape setting, and that the features of landscape value on the site should be retained and enhanced where possible.
- The design should be of high quality and provide for all the modern facilities and building techniques, and have regard to current efficient / sustainable requirements.

The proposals will provide 1.24 hectares (3.07 acres) of open space on the 3.285 hectare site. The developed area measures 2.04 hectares (5.04 acres).

Illustrative site layout

7.0 Amount

Mix

The proposed site will accommodate a varied mix of accommodation types from 1 bedroom flats to 5 bedroom detached houses. The proposed density of development for the 3.285 hectare site is 19.78 dwellings per hectare (gross) which is considered appropriate for the site given its location, its position on the edge of the village and the developable area of the site due to the retention of the existing trees and planting.

Schedule of Accommodation

Unit Type	Quantity	%
1 Bedroom flat	6	9.23
1 Bedroom house	2	3.07
2 Bedroom house	19	29.23
3 Bedroom house	25	38.46
4 Bedroom house	12	18.46
5 Bedroom house	1	1.53
Total Dwellings	**65**	

Tenure Distribution

The proposals will provide 35% affordable housing (23 units) split into affordable rent and shared ownership dwellings.

Private Dwellings	
2 Bedroom house	12
3 Bedroom house	19
4 Bedroom house	10
5 Bedroom house	1
Total	42 (64.6%)

Affordable Rented Dwellings	
1 Bedroom flat	6
2 Bedroom house	4
3 Bedroom house	4
4 Bedroom house	2
Total	16 (24.6%)

Shared Ownership Dwellings	
1 Bedroom house	2
2 Bedroom house	3
3 Bedroom house	2
Total	7 (10.8%)

Illustrative dwelling distribution diagram

Illustrative tenure distribution diagram

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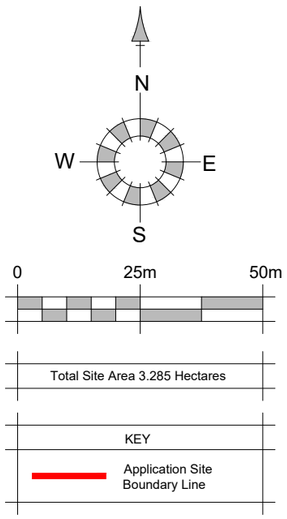

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CLIENT: Miller Homes		PROJECT: Barns Green, Horsham	
SCALE: 1:1250 (A3 ORIGINAL)		DRAWING: Site Location Plan	
DRAWN: A.Gh. DATE: Apr.'25	24088	S101	–

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CLIENT:	Miller Homes	PROJECT:	Barns Green, Horsham
SCALE:	1:500 (A1 ORIGINAL)	DRAWING:	Existing Site Survey
DRAWN: A.Gh. DATE: Apr. '25	24088	S102	–

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architecture

Coloured Sketch Layout

Land West of Chapel Road, Barns Green, Horsham

24088 / SK12

Scale 1:500 @ A0 April 2025

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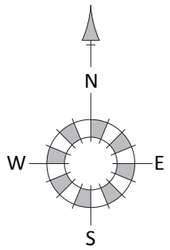

0 10m 20m 30m 40m

KEY

- 1 bedroom flat
- 1 bedroom house
- 2 bedroom house
- 3 bedroom house
- 4 bedroom house
- 5 bedroom house

OSP architecture

Dwelling Mix Plan

Land West of Chapel Road, Barns Green

24088 / SK13

Scale 1:1000 @ A3 April 2025

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Section A-A

Section B-B

Section C-C

Key Plan (not to scale)

architecture

Proposed Sketch Street Scenes
Chaoel Road, Barns Green

24088 / SK17

Scale 1:200 @ A1 April 2025

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N
W E
S

0 10m 20m 30m 40m

KEY

- Private
- Affordable Rented
- Shared owndership

Tenure Distribution Plan
Land West of Chapel Road, Barns Green

24088 / SK14

Scale 1:1000 @ A3 April 2025

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www.osparchitecture.com

Project:	Land South of Smugglers Lane, Barns Green, Horsham	**Ref:**	TSWC-0018-A-TN01
Subject:	Preliminary Surface Water Drainage Scoping Note	**Date:**	07-Apr-2025
Prepared by:	TS Wood	**Rev:**	-
On behalf of:	Miller Homes and Miller Developments	**Date:**	-

1 INTRODUCTION

1.1 This Technical Note (TN) note has been prepared by TS Wood Consulting (TSWC) on behalf of Miller Homes (MH) and Miller Developments (MD), hereafter referred to as the 'Applicants', to outline the preliminary surface water drainage proposals for the proposed residential development on Land South of Smugglers Lane, Barns Green.

1.2 The Site has a draft allocation in the emerging Local Plan (eLP) reference BGR1 under Strategic Policy HA6.

2 THE SITE

Site Location

2.1 The site is approximately 3.2 hectares and comprises undeveloped land to the west of Chapel Road and is currently classified as greenfield agricultural land in use for occasional grazing of livestock. The north, south and western boundaries are well screened by trees and there is a hedgerow along the eastern boundary between the Site and Chapel Road.

2.2 The Site is within the natural catchment of the Muntham Gill, an Ordinary Watercourse and tributary of the Parson's Brook, also an Ordinary Watercourse, within the Adur West water body of the Adur and Ouse Management catchment.

2.3 The watercourse is remote from the site being located approximately 30m south of the site's southern boundary and flows in an easterly direction under Chapel Road, through a high sprung brick arch culvert, through the residential development of The Hordens and under the Arun Valley railway line. A location plan of the Site is presented as **Figure 1**.

Figure 1: *Site Location*

2.4 A topographical survey of the Site was undertaken by Cadmap Ltd in February 2025 and is attached as **Appendix A**. The survey indicates that levels fall from the northern corner of the site, where levels tend towards 40.70m AODN, to the south-western corner of the site where levels tend towards 32.00m AODN. The Muntham Gill, at the culvert under Chapel Road, has a bed level of 29.67m AODN, approximately 2.33m lower than the lowest part of the Site.

2.5 British Geological Survey (BGS) 1:50,000 scale mapping indicates that the Site is underlain by Mudstone of the Weald Clay formation and information held by the National Soils Reference Centre (NSRC) defines the soils of the catchment as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' (Soilscape 18) draining to a stream network with the main risks, to water protection, associated with overland flow from compacted or poached fields.

2.6 There are no Southern Water surface water sewers located within close proximity of the Site but there are existing gully's which indicate the presence of a highway drainage system.

2.7 Furthermore, the wingwall of the Muntham Gill culvert under Chapel Road has two pipe outlets, discharging within it, the first is a 300mm diameter pipe, the second a 625mm diameter pipe. On the day of the site visit there was a substantial flow discharging from the 625mm pipe therefore further investigation is required to determine the function, ownership and catchment of this culvert.

2.8 A summary of the Site is presented in **Table 1**.

Table 1: *Site Summary*

Site Name	Land south of Smugglers Lane
Location	Barns Green, Horsham, West Sussex, RH13 0PS
Gris Reference	TQ124270
Site Area	3.2 Hectares
Current Land Use	Agricultural Land (Grazing)
Proposed Development Type	Residential
Flood Zone	Flood Zone 1
Surface Water Flood Risk	High
Sewerage Authority	Southern Water
Planning Authority	Horsham District Council
Lead Local Flood Authority	West Sussex County Council

3 PRELIMINARY SURFACE WATER DRAINAGE PROPOSALS

Discharge Destination

3.1 In accordance with PPG (para 056) and Local SuDS Policy guidance, preference should be given to multi-functional sustainable drainage systems, and to solutions that allow surface water to be discharged according to the following hierarchy of drainage options:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

3.2 The potential discharge destinations for development runoff in accordance with the drainage hierarchy are presented in **Table 2**.

Table 2

Discharge Options	Comments	
Infiltration	British Geological Survey (BGS) 1:50,000 scale mapping indicates that the Site is underlain by Mudstone of the Weald Clay formation and information held by the National Soils Reference Centre (NSRC) defines the soils of the catchment as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' (Soilscape 18) draining to a stream network with the main risks, to water protection, associated with overland flow from compacted or poached fields.	**Not Suitable**
Surface Water Body	The land immediately south of the Site is private land but there is highway land between the site and the watercourse through which a connection could be made subject to the relevant approvals from the highway authority and Southern Water.	**Suitable**
Surface water sewer	There are no Southern Water sewers in the location of the proposed development.	**Not Suitable**
Highway drain	There are existing road gully's in Chapel Road in front of the proposed site. The headwall on the Muntham Gill under Chapel Road identifies a 300mm diameter pipe discharging into the watercourse.	**Suitable**
Other drainage system	The headwall on the Muntham Gill under Chapel Road also identifies a 625mm diameter pipe discharging into the watercourse. This could be an additional highway drain further investigations are required. 	
Combined Sewer	There are no combined sewers in Barns Green.	**Not Suitable**

Non-Statutory Technical Standards for Sustainable Drainage Systems

3.3 The Non-Statutory Technical Standards for Sustainable Drainage Systems (NTS) were published by the Department for Environment, Food and Rural Affairs in March 2015 to support the LLFA's statutory consultee role in relation to surface water. The standards relate to the design, construction, operation and maintenance of SuDS and have been published as guidance for those designing surface water drainage schemes.

3.4 The NTS sets out recommendations for the control of surface water runoff from the proposed development to ensure that any runoff is not increased. The NTS specifies the requirement to manage surface water runoff from all annual exceedance rainfall events up to and including the 1 in 100-year (including an allowance for the projected impacts of climate change) event.

3.5 In compliance with requirement **S2**,the peak runoff rate from the development for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event will not exceed the peak greenfield runoff rate for the same event.

3.6 In compliance with requirement **S4**,the runoff volume from the development in the 1 in 100-year, 6-hour rainfall event will not exceed the greenfield runoff volume for the same event.

3.7 In compliance with the NTS, the drainage systems across the Site will be designed so that the surface water runoff from the proposed development is contained within the drainage network, with no flooding for all storms up to, and including, the 1 in 30 year-event (**S7**). Furthermore, the drainage system will be designed so that flooding to any new or existing buildings does not occur during a 1 in 100-year event (**S8**), including +45% allowance for climate change.

3.8 Levels across the Site will ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100-year rainfall event are managed in exceedance routes that minimise the risks to people and property (**S9**).

Greenfield Runoff Rates

3.9 Greenfield runoff rates for the Site have been calculated using the HR Wallingford online design tool and are presented in **Table 3** and **Appendix B**.

Table 3:

Return Period (1 in X-year)	Greenfield Discharge Rate (l/s)
1	36.10
QBAR	42.47
30	97.68
100	135.47

3.10 Discharge from the Site will be restricted to the 1 in 1-year greenfield runoff rate (7.3 l/s) for all storms up to and including the 1 in 100-year (+45% allowance for climate change).

Attenuation Storage Volumes

3.11 Preliminary attenuation storage volumes for the Site including a 10% initial allowance for urban creep, an allowance for the effects of climate change and discharge rate restricted to the equivalent 1 in 1-year greenfield rate have been calculated using the HR Wallingford online design tool and are presented in **Table 4** and **Appendix C**

Table 4

Return Period (1 in X-year)	Attenuation Volume Required (m^3)
30	854.0
100	1097.8

Preliminary SuDS Proposals

3.12 The preliminary SuDS proposals are shown on TSWC drawing 0018.### presented as **Appendix D**.

3.13 These initial proposals have been prepared to assist pre-application discussions with West Sussex County Council (WSCC) as the Lead Local Flood Authority (LLFA) to indicate that there is sufficient space within the proposed development layout to accommodate the necessary storage volume.

3.14 In addition to the detention basin shown additional source control SuDS will be provided throughout the development to provide water quality, ecological and bio-diversity benefits. A list of the SuDS that will be considered as the masterplan evolves are presented in **Table 5**.

Table 5:

SuDS Component	Site Suitability	Reasoning
Rainwater Harvesting	**Yes**	In order to comply with HDC's Water Neutrality Policy all properties will be fitted with rainwater and greywater recycling systems.
Permeable Pavements	**Yes**	Permeable pavements will be proposed for all private and shared driveways to provide treatment and attenuation at source.
Bioretention Systems	**Yes**	Bioretention systems are convenient for primary treatment and conveyance of surface water runoff along site roads.
Detention Basin	**Yes**	Primary attenuation on the site will be provided within an attenuation basin located in public open space in the southern corner of the site. As proposals progress the details will be enhanced to provide the necessary bio-diversity and ecological enhancements.
Infiltration Systems	No	Infiltration not suitable
Green Roofs	No	Not appropriate for pitched roofs on residential dwellings.
Filter Strips	No	Filter strips are best suited to treating runoff from relatively small drainage areas. Filter strips are typically located on cropland immediately adjacent to streams, lakes, ponds, ditches, sinkholes, wetlands, or groundwater recharge areas.
Filter Drains	No	Filter drains are typically used to drain main/trunk roads.
Swales	No	Due to site topography, orientation of development in relation to site contours and very limited space within the development.
Proprietary Treatment Systems	No	As the development is residential, it is not expected that there will be highly contaminated roads within the proposed development and therefore are deemed unnecessary for the proposed development.

Appendix A

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES

BARBED WIRE FENCE	BWF	
CORRUGATED IRON FENCE	CI	
CLOSE BOARD FENCE	CB	
CHESTNUT PALING FENCE	CP	
IRON RAILING FENCE	IR	
POST AND CHAIN FENCE	PC	
POST AND RAIL FENCE	PR	
POST AND WIRE FENCE	PW	
CHAIN LINK FENCE	CL	
LATCH LIFT FENCE	LT	
INTERWOVEN FENCE	IW	
WIRE MESH FENCE	WM	

Trees

Hedges: Hedge 1.00m

Walls: Wall 2.00m; Wall 2.00m Stone In Scale

Fences: C/B 1.80m

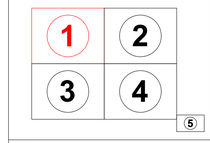
ABBREVIATIONS

AIR CON UNIT	AC	JUNCTION BOX	JB
AIR VALVE	AV	KERB OUTLET	KO
BELOW/H BEACON	BB	LAMP POST	LP
BOLLARD	BO	MAN HOLE	MH
BRITISH TELECOM IC	BT	MARKER	MR
CABLE TELEVISION	CATV	PARKING METER	PM
CEILING LEVEL	CL	RODDING EYE	RE
COVER LEVEL	CL	ROAD NAME PLATE	RNP
CONCRETE PAVING SLABS	CPS	ROAD SIGN	RS
DRAINAGE CHANNEL	DC	RETAINING WALL	RTW
DOOR HEAD	DH	STOP COCK	SC
DROP KERB	DK	STONE PAVING SLABS	SPS
DOWN PIPE	DP	STOP VALVE	SV
ELECTRIC INSPECTION COVER	EIC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TELEGRAPH POLE	TP
EARTH ROD	ERod	UNDERSIDE OF BEAM	UB
FLOWER BED	FB	UNABLE TO LIFT	UTL
FIRE HYDRANT	FH	VENT PIPE	VP
FLOOR LEVEL	FL	WINDOW HEAD	WH
GAS VALVE	GV	WATER METER	WM
GULLY	Gy	WATER OUTLET	WO
INSPECTION COVER	IC	WINDOW SILL	WS
PIPE INVERT LEVEL	IL	DIAMETER	Ø

Tree Schedule

Pt. No.	Spread	Bole	Height	Feature
72	12.0	0.55	14.0	MAPLE
432	12.0	0.40	12.0	MAPLE
433	8.0	0.30	10.0	MAPLE
544	8.0	0.30	7.0	TREE UNKNOWN
545	10.0	0.40	10.0	TREE UNKNOWN
642	22.0	1.30	22.0	OAK
643	8.0	0.30	14.0	OAK
644	8.0	0.40	14.0	OAK
645	10.0	2.00	10.0	HAZEL
710	8.0	0.40	10.0	WILLOW
711	8.0	0.40	10.0	WILLOW
712	8.0	0.40	10.0	WILLOW
713	9.0	0.30	8.0	YEW
714	10.0	0.60	16.0	MAPLE
841	5.0	0.40	12.0	TREE UNKNOWN
842	8.0	0.40	8.0	YEW
1442	10.0	0.45	12.0	TREE UNKNOWN
1443	16.0	0.60	18.0	OAK
1444	16.0	0.60	18.0	OAK
1445	14.0	0.40	18.0	ASH
1446	14.0	0.40	18.0	ASH
1447	14.0	0.40	16.0	ASH
1448	12.0	0.40	14.0	ASH
1449	12.0	0.40	14.0	ASH
1450	14.0	0.60	14.0	ASH
1451	12.0	0.35	10.0	ALDER
1452	12.0	0.35	10.0	ALDER
1453	14.0	0.35	14.0	ASH
1454	20.0	0.90	18.0	OAK
1455	18.0	0.65	20.0	OAK
1456	18.0	0.65	20.0	OAK
1457	10.0	0.35	14.0	OAK
1458	18.0	0.85	20.0	OAK
1459	18.0	0.70	20.0	OAK
1460	16.0	0.45	18.0	OAK
1461	10.0	0.40	16.0	OAK
1462	14.0	0.40	14.0	OAK
1463	18.0	0.65	16.0	OAK
1464	14.0	0.35	18.0	ASH
1465	20.0	0.70	20.0	ASH
1466	12.0	0.45	20.0	ASH
1467	8.0	0.30	16.0	ASH
1618	10.0	0.50	14.0	ALDER
1619	10.0	0.50	14.0	ALDER
1664	10.0	0.60	14.0	ALDER
1665	12.0	0.60	14.0	ASH
1666	10.0	0.50	12.0	ALDER
1667	12.0	0.80	16.0	ALDER
1668	14.0	0.40	16.0	ALDER
1669	8.0	0.70	14.0	ALDER
1670	12.0	0.45	16.0	ASH
1671	20.0	0.80	18.0	OAK
1672	20.0	0.85	20.0	OAK
1725	8.0	0.30	12.0	ALDER
1726	8.0	0.30	12.0	ALDER
1727	16.0	0.45	18.0	ASH
1728	10.0	0.35	16.0	ALDER
1729	14.0	0.65	18.0	ASH
1730	12.0	0.35	16.0	ASH
1731	12.0	0.35	16.0	ASH
1732	12.0	0.35	16.0	ASH
1733	14.0	0.45	18.0	ASH
1734	14.0	0.35	16.0	ASH
1739	10.0	0.65	14.0	ASH
1740	12.0	0.40	16.0	ASH
1741	12.0	0.40	16.0	ASH
1742	12.0	0.40	16.0	ASH
1743	12.0	0.40	16.0	ASH
1744	10.0	0.30	12.0	OAK
1745	14.0	0.35	18.0	ASH
1746	14.0	0.35	18.0	ASH
1747	16.0	0.70	18.0	ASH
1769	10.0	0.30	12.0	ASH
1770	10.0	0.30	12.0	ASH
1771	14.0	0.40	14.0	ASH
1772	14.0	0.40	14.0	ASH
1773	14.0	0.60	16.0	ALDER
1777	16.0	0.55	20.0	OAK
1778	16.0	0.30	16.0	ALDER
3089	4.0	0.30	10.0	HAWTHORN
3090	8.0	0.40	10.0	TREE UNKNOWN
3125	10.0	0.70	12.0	TREE UNKNOWN
3126	14.0	0.80	18.0	OAK
3215	10.0	0.50	12.0	OAK
3280	8.0	0.40	12.0	OAK
3298	8.0	0.30	12.0	TREE UNKNOWN
3299	6.0	0.30	8.0	OAK
3342	10.0	0.30	14.0	TREE UNKNOWN
3346	6.0	0.36	8.0	OAK
3368	6.0	0.30	16.0	TREE UNKNOWN
3369	6.0	0.30	15.0	TREE UNKNOWN
3370	4.0	0.24	14.0	TREE UNKNOWN
3371	10.0	0.60	17.0	TREE UNKNOWN
3372	8.0	0.40	4.0	TREE UNKNOWN
3585	8.0	0.40	15.0	TREE UNKNOWN
3586	16.0	0.70	18.0	OAK
3587	10.0	0.30	16.0	TREE UNKNOWN
3588	10.0	0.30	16.0	TREE UNKNOWN
3593	6.0	0.50	18.0	TREE UNKNOWN
8035	12.0	0.50	12.0	HAWTHORN
8036	10.0	0.50	12.0	HAWTHORN
8038	12.0	0.35	16.0	ASH
8039	14.0	0.50	14.0	OAK
8040	16.0	0.55	18.0	ASH
8041	12.0	0.40	16.0	ASH
8042	16.0	0.55	16.0	ASH
8043	12.0	0.50	18.0	ALDER
8070	10.0	0.40	18.0	ASH
8071	14.0	0.80	18.0	ASH
8072	12.0	0.40	12.0	ALDER
8073	12.0	0.35	14.0	ASH
8074	12.0	0.35	14.0	ASH
8075	16.0	0.40	18.0	ASH
8077	14.0	0.40	18.0	ASH
8078	16.0	0.40	18.0	ASH
8079	12.0	0.80	14.0	ALDER
8080	12.0	0.35	16.0	ALDER
8081	12.0	0.35	16.0	ALDER
8082	12.0	0.35	16.0	ALDER
8083	12.0	0.35	16.0	ALDER
8084	16.0	0.65	16.0	ALDER
8085	16.0	0.60	18.0	ASH

Sheet Layout



North:

Grid: OS GPS

Levelling: OS GPS

Drawing Title: Topographical Survey Sheet 1

Site Address: Site off Chapel Road, Barns Green, RH13 0PS

Client: Miller Homes

Surveyor	MB	Drawn By	HF	Verified By	AF	Date	19.02.25

CM No: CM25118/1 Rev:

Scale: 1:200m @ A0 Date: February 2025

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W: www.cadmap.co.uk

worksafe consultant; SSIP; CHAS Accredited Contractor www.chas.co.uk; THE SURVEY ASSOCIATION; Constructionline

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES

BARBED WIRE FENCE	BWF	Trees	
CORRUGATED IRON FENCE	CI		
CLOSE BOARD FENCE	CB		
CHESTNUT PALING FENCE	CP	Hedges	Hedge 1.00m
IRON RAILING FENCE	IR		
POST AND CHAIN FENCE	PC		
POST AND RAIL FENCE	PR	Walls	Wall 2.00m (Dimension in Brackets)
POST AND WIRE FENCE	PW		
CHAIN LINK FENCE	CL		
LARCH LAP FENCE	LL	Fences	C/B 1.80m
INTERWOVEN FENCE	IW		
WIRE MESH FENCE	WM		

ABBREVIATIONS

AIR CON UNIT	AC	JUNCTION BOX	JB
AIR VALVE	AV	KERB OUTLET	KO
BELISHA BEACON	BB	LAMP POST	LP
BOLLARD	BO	MAN HOLE	MH
BRITISH TELECOM IC	BT	MARKER	MR
CABLE TELEVISION	CATV	PARKING METER	PM
CEILING LEVEL	CL	RODDING EYE	RE
COVER LEVEL	CL	ROAD NAME PLATE	RNP
CONCRETE PAVING SLABS	CPS	ROAD SIGN	RS
DRAINAGE CHANNEL	DC	RETAINING WALL	RTW
DOOR HEAD	DH	STOP COCK	SC
DROP KERB	DK	STONE PAVING SLABS	SPS
DOWN PIPE	DP	STOP VALVE	SV
ELECTRIC INSPECTION COVER	EIC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TELEGRAPH POLE	TP
EARTH ROD	ERod	UNDERSIDE OF BEAM	UB
FLOWER BED	FB	UNABLE TO LIFT	UTL
FIRE HYDRANT	FH	VENT PIPE	VP
FLOOR LEVEL	FL	WINDOW HEAD	WH
GAS VALVE	GV	WATER METER	WM
GULLY	Gy	WATER OUTLET	WO
INSPECTION COVER	IC	WINDOW SILL	WS
PIPE INVERT LEVEL	IL	DIAMETER	Ø

Tree Schedule

Pt No.	Spread	Bole	Height	Feature
12	12.0	0.55	14.0	MAPLE
432	12.0	0.40	12.0	MAPLE
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544	8.0	0.30	7.0	TREE UNKNOWN
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642	22.0	1.30	22.0	OAK
643	8.0	0.30	14.0	OAK
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645	10.0	2.00	10.0	HAZEL
710	8.0	0.40	10.0	WILLOW
711	8.0	0.40	10.0	WILLOW
712	8.0	0.40	10.0	WILLOW
713	9.0	0.30	8.0	YEW
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841	5.0	0.40	12.0	TREE UNKNOWN
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1448	12.0	0.40	14.0	ASH
1449	12.0	0.40	14.0	ASH
1450	14.0	0.60	14.0	ASH
1451	12.0	0.35	10.0	ALDER
1452	12.0	0.35	10.0	ALDER
1453	14.0	0.35	14.0	ASH
1454	20.0	0.90	18.0	OAK
1455	18.0	0.65	20.0	OAK
1456	18.0	0.65	20.0	OAK
1457	20.0	0.55	14.0	OAK
1458	18.0	0.85	20.0	OAK
1459	18.0	0.70	20.0	OAK
1460	16.0	0.45	18.0	OAK
1461	10.0	0.40	16.0	OAK
1462	14.0	0.40	14.0	OAK
1463	18.0	0.65	16.0	OAK
1464	14.0	0.35	18.0	ASH
1465	20.0	0.70	20.0	ASH
1466	12.0	0.45	20.0	ASH
1467	6.0	0.30	16.0	ASH
1618	10.0	0.50	14.0	ALDER
1619	10.0	0.50	14.0	ALDER
1665	10.0	0.40	14.0	ALDER
1666	10.0	0.50	12.0	ALDER
1667	12.0	0.80	16.0	ALDER
1668	14.0	0.40	16.0	ALDER
1669	8.0	0.70	14.0	ALDER
1670	12.0	0.45	16.0	ASH
1671	20.0	0.80	18.0	OAK
1672	20.0	0.85	20.0	OAK
1725	8.0	0.30	12.0	ALDER
1726	8.0	0.30	12.0	ALDER
1727	16.0	0.45	18.0	ASH
1728	10.0	0.35	16.0	ALDER
1729	14.0	0.65	18.0	ASH
1730	12.0	0.35	16.0	ASH
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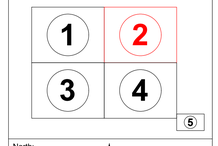
1732	12.0	0.35	16.0	ASH
1733	14.0	0.45	18.0	ASH
1734	14.0	0.35	16.0	ASH
1739	10.0	0.65	14.0	ASH
1740	12.0	0.40	16.0	ASH
1741	12.0	0.40	16.0	ASH
1742	12.0	0.40	16.0	ASH
1743	12.0	0.40	16.0	ASH
1744	10.0	0.30	12.0	OAK
1745	14.0	0.35	18.0	ASH
1746	14.0	0.35	18.0	ASH
1747	16.0	0.35	18.0	ASH
1759	10.0	0.30	12.0	ASH
1770	12.0	0.30	14.0	ASH
1771	14.0	0.40	14.0	ASH
1772	14.0	0.40	14.0	ASH
1773	14.0	0.60	16.0	ALDER
1777	16.0	0.55	20.0	OAK
1778	16.0	0.30	16.0	ALDER
3089	4.0	0.30	10.0	HAWTHORN
3090	8.0	0.40	10.0	TREE UNKNOWN
3125	10.0	0.70	12.0	TREE UNKNOWN
3126	14.0	0.80	18.0	OAK
3215	10.0	0.50	12.0	OAK
3280	8.0	0.40	12.0	OAK
3298	6.0	0.30	12.0	TREE UNKNOWN
3299	6.0	0.30	14.0	OAK
3300	12.0	1.20	16.0	TREE UNKNOWN
3342	10.0	0.20	16.0	OAK
3346	6.0	0.36	8.0	OAK
3368	6.0	0.30	16.0	TREE UNKNOWN
3369	6.0	0.30	15.0	TREE UNKNOWN
3370	4.0	0.24	14.0	TREE UNKNOWN
3371	10.0	0.60	17.0	TREE UNKNOWN
3372	6.0	0.40	4.0	TREE UNKNOWN
3385	8.0	0.40	15.0	TREE UNKNOWN
3386	16.0	0.70	18.0	OAK
3387	10.0	0.30	16.0	TREE UNKNOWN
3388	10.0	0.30	16.0	TREE UNKNOWN
3393	6.0	0.50	18.0	TREE UNKNOWN
8035	16.0	0.50	16.0	ASH
8036	12.0	0.50	12.0	HAWTHORN
8037	14.0	0.50	14.0	ASH
8039	14.0	0.50	14.0	OAK
8040	16.0	0.55	18.0	ASH
8041	12.0	0.40	16.0	ASH
8042	16.0	0.55	16.0	ASH
8043	12.0	0.50	18.0	ALDER
8070	10.0	0.40	18.0	ASH
8071	14.0	0.80	18.0	ASH
8072	12.0	0.40	12.0	ALDER
8073	12.0	0.35	14.0	ASH
8074	12.0	0.35	14.0	ASH
8075	16.0	0.40	18.0	ASH
8076	16.0	0.40	18.0	ASH
8077	16.0	0.40	18.0	ASH
8078	16.0	0.40	18.0	ASH
8079	14.0	0.40	14.0	ALDER
8080	12.0	0.35	16.0	ALDER
8081	12.0	0.35	16.0	ALDER
8082	12.0	0.35	16.0	ALDER
8083	12.0	0.35	16.0	ALDER
8084	16.0	0.65	16.0	ALDER
8085	16.0	0.60	18.0	ASH

Sheet Layout



North:

Grid: OS GPS

Levelling: OS GPS

Drawing Title: Topographical Survey Sheet 2

Site Address: Site off Chapel Road, Barns Green, RH13 0PS

Client: Miller Homes

Surveyor	MB	Drawn By	HF	Verified By	AF	Date	19.02.25

CM No: CM/25118/2 Rev:

Scale: 1:200m @ A0 Date: February 2025

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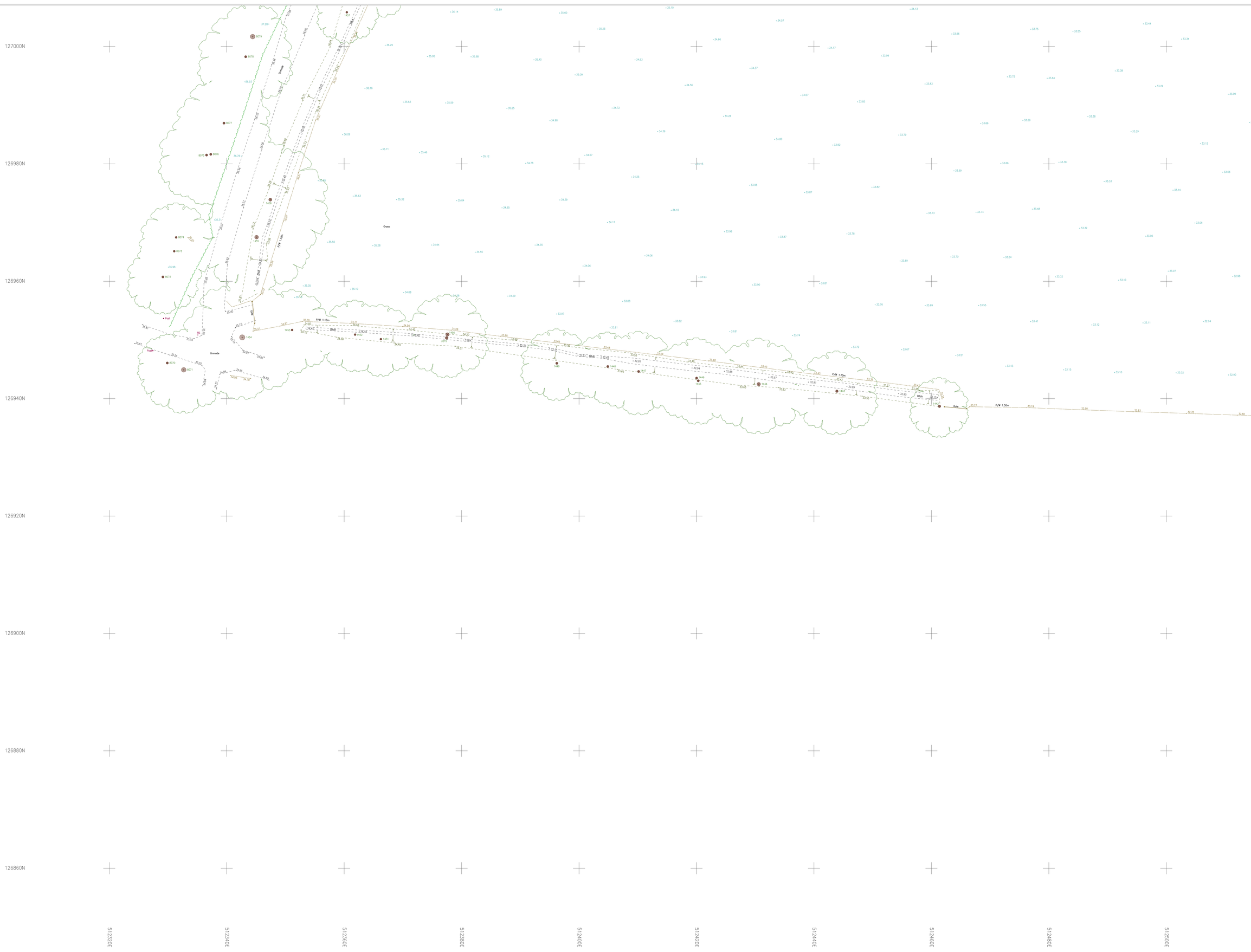
CHAS Accredited Contractor www.chas.co.uk
THE SURVEY ASSOCIATION
Constructionline



All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES

BARBED WIRE FENCE	BWF	
CORRUGATED IRON FENCE	CI	
CLOSE BOARD FENCE	CB	
CHESTNUT PALING FENCE	CP	
IRON RAILING FENCE	IR	
POST AND CHAIN FENCE	PC	
POST AND RAIL FENCE	PR	
POST AND WIRE FENCE	PW	
CHAIN LINK FENCE	CL	
LARCH LAP FENCE	LL	
INTERWOVEN FENCE	IW	
WIRE MESH FENCE	WM	

Trees

Hedges
Hedge 1.00m

Walls
Wall 2.00m
(Height in Brackets)
(Width in Scale)

Fences
Crib 1.80m

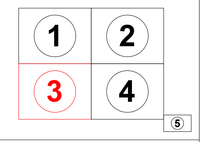
ABBREVIATIONS

AIR CON UNIT	AC	JUNCTION BOX	JB
AIR VALVE	AV	KERB OUTLET	KO
BELISHA BEACON	BB	LAMP POST	LP
BOLLARD	BO	MAN HOLE	MH
BRITISH TELECOM IC	BT	MARKER	MR
CABLE TELEVISION	CATV	PARKING METER	PM
CEILING LEVEL	CL	RODDING EYE	RE
COVER LEVEL	CL	ROAD NAME PLATE	RNP
CONCRETE PAVING SLABS	CPS	ROAD SIGN	RS
DRAINAGE CHANNEL	DC	RETAINING WALL	RTW
DOOR HEAD	DH	STOP COCK	SC
DROP KERB	DK	STONE PAVING SLABS	SPS
DOWN PIPE	DP	STOP VALVE	SV
ELECTRIC INSPECTION COVER	EIC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TELEGRAPH POLE	TP
EARTH ROD	ERod	UNDERSIDE OF BEAM	UB
FLOWER BED	FB	UNABLE TO LIFT	UTL
FIRE HYDRANT	FH	VENT PIPE	VP
FLOOR LEVEL	FL	WINDOW HEAD	WH
GAS VALVE	GV	WATER METER	WM
GULLY	Gy	WATER OUTLET	WO
INSPECTION COVER	IC	WINDOW SILL	WS
PIPE INVERT LEVEL	IL	DIAMETER	Ø

Tree Schedule

Pt. No.	Spread	Bole	Height	Feature
12	12.0	0.55	14.0	MAPLE
432	12.0	0.40	12.0	MAPLE
433	8.0	0.30	8.0	MAPLE
544	8.0	0.30	7.0	TREE UNKNOWN
545	10.0	0.40	10.0	TREE UNKNOWN
642	22.0	1.30	22.0	OAK
643	8.0	0.30	14.0	OAK
644	8.0	0.40	14.0	OAK
645	10.0	2.00	10.0	HAZEL
710	8.0	0.40	10.0	WILLOW
711	8.0	0.40	10.0	WILLOW
712	8.0	0.40	10.0	WILLOW
713	9.0	0.30	8.0	YEW
714	15.0	0.60	16.0	MAPLE
841	5.0	0.40	12.0	TREE UNKNOWN
842	8.0	0.40	8.0	YEW
1442	10.0	0.45	12.0	TREE UNKNOWN
1443	12.0	0.40	14.0	OAK
1444	16.0	0.60	18.0	OAK
1445	14.0	0.40	18.0	ASH
1446	14.0	0.60	18.0	ASH
1447	14.0	0.40	16.0	ASH
1448	12.0	0.40	14.0	ASH
1449	12.0	0.40	14.0	ASH
1450	14.0	0.60	14.0	ASH
1451	12.0	0.35	10.0	ALDER
1452	12.0	0.35	10.0	ALDER
1453	14.0	0.35	14.0	ASH
1454	20.0	0.90	18.0	OAK
1455	18.0	0.65	20.0	OAK
1456	18.0	0.85	20.0	OAK
1457	20.0	0.55	14.0	OAK
1458	18.0	0.85	20.0	OAK
1459	18.0	0.70	20.0	OAK
1460	16.0	0.45	18.0	OAK
1461	10.0	0.40	16.0	OAK
1462	14.0	0.40	14.0	OAK
1463	18.0	0.65	16.0	OAK
1464	14.0	0.35	18.0	ASH
1465	20.0	0.70	20.0	OAK
1466	12.0	0.45	20.0	ASH
1467	6.0	0.30	16.0	ASH
1618	10.0	0.50	14.0	ALDER
1619	10.0	0.50	14.0	ALDER
1664	10.0	0.60	14.0	ALDER
1665	10.0	0.40	12.0	ALDER
1666	10.0	0.50	12.0	ALDER
1667	12.0	0.80	16.0	ALDER
1668	14.0	0.40	16.0	ALDER
1669	8.0	0.70	14.0	ALDER
1670	12.0	0.45	16.0	ASH
1671	20.0	0.80	18.0	OAK
1672	20.0	0.85	20.0	OAK
1725	8.0	0.30	12.0	ALDER
1726	8.0	0.30	12.0	ALDER
1727	16.0	0.45	18.0	ASH
1728	10.0	0.35	16.0	ALDER
1729	14.0	0.65	18.0	ASH
1730	14.0	0.55	18.0	ASH
1731	12.0	0.35	16.0	ASH
1732	12.0	0.35	16.0	ASH
1733	14.0	0.45	16.0	ASH
1734	14.0	0.35	16.0	ASH
1739	10.0	0.65	14.0	ASH
1740	12.0	0.40	16.0	ASH
1741	12.0	0.40	16.0	ASH
1742	12.0	0.40	16.0	ASH
1743	12.0	0.40	16.0	ASH
1744	10.0	0.30	12.0	OAK
1745	14.0	0.35	18.0	ASH
1746	14.0	0.35	18.0	ASH
1747	16.0	0.35	18.0	ASH
1759	10.0	0.30	12.0	ASH
1770	12.0	0.30	14.0	ASH
1771	14.0	0.40	14.0	ASH
1772	14.0	0.40	14.0	ASH
1773	14.0	0.60	16.0	ALDER
1777	16.0	0.55	20.0	OAK
1778	16.0	0.30	16.0	ALDER
3089	4.0	0.30	10.0	HAWTHORN
3090	8.0	0.40	10.0	TREE UNKNOWN
3125	10.0	0.70	12.0	TREE UNKNOWN
3126	14.0	0.80	18.0	OAK
3215	10.0	0.50	12.0	OAK
3280	8.0	0.30	12.0	OAK
3298	8.0	0.50	12.0	TREE UNKNOWN
3299	6.0	0.30	14.0	OAK
3300	12.0	1.20	16.0	TREE UNKNOWN
3342	10.0	0.30	14.0	OAK
3346	6.0	0.36	8.0	OAK
3368	6.0	0.30	16.0	TREE UNKNOWN
3369	6.0	0.30	15.0	TREE UNKNOWN
3370	4.0	0.24	14.0	TREE UNKNOWN
3371	10.0	0.60	17.0	TREE UNKNOWN
3372	6.0	0.40	4.0	TREE UNKNOWN
3385	8.0	0.40	15.0	TREE UNKNOWN
3386	16.0	0.70	18.0	OAK
3387	10.0	0.30	16.0	TREE UNKNOWN
3392	6.0	0.30	16.0	TREE UNKNOWN
3393	6.0	0.50	18.0	TREE UNKNOWN
8035	16.0	0.50	16.0	ASH
8036	12.0	0.50	12.0	HAWTHORN
8038	12.0	0.35	16.0	ASH
8039	14.0	0.50	14.0	OAK
8040	16.0	0.55	18.0	ASH
8041	12.0	0.40	16.0	ASH
8042	16.0	0.55	16.0	ASH
8043	12.0	0.50	18.0	ALDER
8070	10.0	0.40	18.0	ASH
8071	14.0	0.80	18.0	ASH
8072	12.0	0.40	12.0	ALDER
8073	12.0	0.35	14.0	ASH
8074	12.0	0.35	14.0	ASH
8075	16.0	0.40	18.0	ASH
8076	16.0	0.40	18.0	ASH
8077	16.0	0.40	18.0	ASH
8078	16.0	0.40	18.0	ASH
8079	12.0	0.80	14.0	ALDER
8080	12.0	0.35	16.0	ALDER
8081	12.0	0.35	16.0	ALDER
8082	12.0	0.35	16.0	ALDER
8083	12.0	0.35	16.0	ALDER
8084	16.0	0.65	16.0	ALDER
8085	18.0	0.80	18.0	ASH

Sheet Layout



North:

Grid: OS GPS

Levelling: OS GPS

Drawing Title: Topographical Survey
Sheet 3

Site Address: Site off Chapel Road,
Barns Green,
RH13 0PS

Client: Miller Homes

Surveyor	MB	Drawn By	HF	Verified By	AF	Date	19.02.25

CM No: CM2518/3 Rev:

Scale: 1:200m @ A0 Date: February 2025

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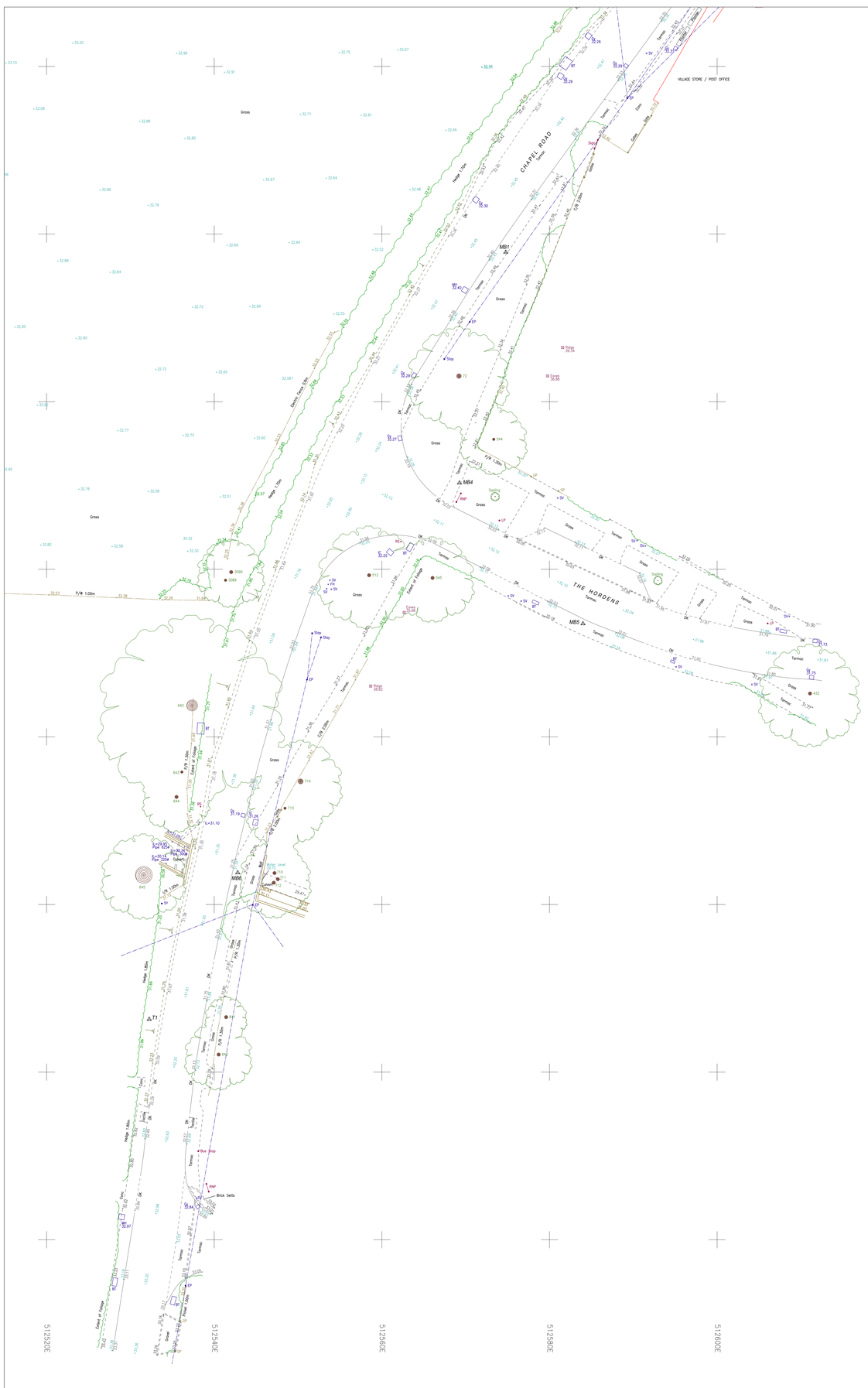
THE SURVEY ASSOCIATION
Constructionline



All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

FENCES

BARBED WIRE FENCE	BWF	Trees
CORRUGATED IRON FENCE	CI	
CLOSE BOARD FENCE	CB	
CHESTNUT PALING FENCE	CPF	Hedges
IRON RAILING FENCE	IR	
POST AND CHAIN FENCE	PC	
POST AND RAIL FENCE	PR	Walls
POST AND WIRE FENCE	PW	
CHAIN LINK FENCE	CL	
LARCH LAP FENCE	LL	Fences
INTERWOVEN FENCE	IW	
WIRE MESH FENCE	WM	

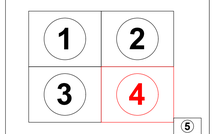
ABBREVIATIONS

AIR CON UNIT	AC	JUNCTION BOX	JB
AIR VALVE	AV	KERB OUTLET	KO
BELISHA BEACON	BB	LAMP POST	LP
BOLLARD	BO	MAN HOLE	MH
BRITISH TELECOM IC	BT	MARKER	MR
CABLE TELEVISION	CATV	PARKING METER	PM
CEILING LEVEL	CL	RODDING EYE	RE
COVER LEVEL	CL	ROAD NAME PLATE	RNP
CONCRETE PAVING SLABS	CPS	ROAD SIGN	RS
DRAINAGE CHANNEL	DC	RETAINING WALL	RTW
DOOR HEAD	DH	STOP COCK	SC
DROP KERB	DK	STONE PAVING SLABS	SPS
DOWN PIPE	DP	STOP VALVE	SV
ELECTRIC INSPECTION COVER	EIC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TELEGRAPH POLE	TP
EARTH ROD	ERod	UNDERSIDE OF BEAM	UB
FLOWER BED	FB	UNABLE TO LIFT	UTL
FIRE HYDRANT	FH	VENT PIPE	VP
FLOOR LEVEL	FL	WINDOW HEAD	WH
GAS VALVE	GV	WATER METER	WM
GULLY	Gy	WATER OUTLET	WO
INSPECTION COVER	IC	WINDOW SILL	WS
PIPE INVERT LEVEL	IL	DIAMETER	Ø

Tree Schedule

Pt No.	Spread	Bole	Height	Feature
12	12.0	0.55	14.0	MAPLE
432	12.0	0.40	12.0	MAPLE
543	8.0	0.30	7.0	TREE UNKNOWN
544	8.0	0.30	7.0	TREE UNKNOWN
545	10.0	0.40	10.0	TREE UNKNOWN
642	22.0	1.30	22.0	OAK
643	8.0	0.30	14.0	OAK
644	8.0	0.40	14.0	OAK
645	10.0	2.00	10.0	HAZEL
710	8.0	0.40	10.0	WILLOW
711	8.0	0.40	10.0	WILLOW
712	8.0	0.40	10.0	WILLOW
713	9.0	0.30	8.0	YEW
714	10.0	0.60	16.0	MAPLE
841	5.0	0.40	12.0	TREE UNKNOWN
842	8.0	0.40	8.0	YEW
1442	10.0	0.45	12.0	TREE UNKNOWN
1443	14.0	0.40	18.0	OAK
1444	16.0	0.60	18.0	OAK
1445	14.0	0.40	18.0	ASH
1446	14.0	0.40	18.0	ASH
1447	14.0	0.40	18.0	ASH
1448	12.0	0.40	14.0	ASH
1449	12.0	0.40	14.0	ASH
1450	14.0	0.60	14.0	ASH
1451	12.0	0.35	10.0	ALDER
1452	12.0	0.35	10.0	ALDER
1453	14.0	0.35	14.0	ASH
1454	20.0	0.90	18.0	OAK
1455	18.0	0.65	20.0	OAK
1456	18.0	0.65	20.0	OAK
1457	10.0	0.35	14.0	OAK
1458	18.0	0.85	20.0	OAK
1459	18.0	0.70	20.0	OAK
1460	16.0	0.45	18.0	OAK
1461	10.0	0.40	16.0	OAK
1462	14.0	0.40	14.0	OAK
1463	18.0	0.65	16.0	OAK
1464	14.0	0.35	18.0	ASH
1465	20.0	0.70	20.0	OAK
1466	12.0	0.45	20.0	ASH
1467	6.0	0.30	16.0	ASH
1618	10.0	0.50	14.0	ALDER
1619	10.0	0.50	14.0	ALDER
1664	10.0	0.60	14.0	ALDER
1666	10.0	0.50	12.0	ALDER
1667	12.0	0.80	16.0	ALDER
1668	14.0	0.40	16.0	ALDER
1669	8.0	0.70	14.0	ALDER
1670	12.0	0.45	16.0	ASH
1671	20.0	0.80	18.0	OAK
1672	20.0	0.85	20.0	OAK
1725	8.0	0.30	12.0	ALDER
1726	8.0	0.30	12.0	ALDER
1727	16.0	0.45	18.0	ASH
1728	10.0	0.35	16.0	ALDER
1729	14.0	0.65	18.0	ASH
1730	12.0	0.35	16.0	ASH
1731	12.0	0.35	16.0	ASH
1732	12.0	0.35	16.0	ASH
1733	14.0	0.45	16.0	ASH
1734	14.0	0.35	16.0	ASH
1739	10.0	0.65	14.0	ASH
1740	12.0	0.40	16.0	ASH
1741	12.0	0.40	16.0	ASH
1742	12.0	0.40	16.0	ASH
1743	12.0	0.40	16.0	ASH
1744	10.0	0.30	12.0	OAK
1745	14.0	0.35	18.0	ASH
1746	14.0	0.35	18.0	ASH
1767	16.0	0.50	18.0	ASH
1769	10.0	0.30	12.0	ASH
1770	12.0	0.30	14.0	ASH
1771	14.0	0.40	14.0	ASH
1772	14.0	0.40	14.0	ASH
1773	14.0	0.60	16.0	ALDER
1777	16.0	0.55	20.0	OAK
1778	16.0	0.30	16.0	ALDER
3089	4.0	0.30	10.0	HAWTHORN
3090	8.0	0.40	10.0	TREE UNKNOWN
3125	10.0	0.70	12.0	TREE UNKNOWN
3126	14.0	0.80	18.0	OAK
3215	10.0	0.50	12.0	OAK
3280	8.0	0.40	12.0	OAK
3298	8.0	0.30	12.0	TREE UNKNOWN
3299	6.0	0.30	14.0	TREE UNKNOWN
3342	10.0	0.30	14.0	OAK
3346	6.0	0.36	8.0	OAK
3368	6.0	0.30	16.0	TREE UNKNOWN
3369	6.0	0.30	15.0	TREE UNKNOWN
3370	4.0	0.24	14.0	TREE UNKNOWN
3371	10.0	0.60	17.0	TREE UNKNOWN
3372	6.0	0.40	4.0	TREE UNKNOWN
3585	8.0	0.40	15.0	TREE UNKNOWN
3586	16.0	0.70	18.0	OAK
3587	10.0	0.30	16.0	TREE UNKNOWN
3588	10.0	0.30	16.0	TREE UNKNOWN
3593	6.0	0.50	18.0	TREE UNKNOWN
3594	12.0	0.50	12.0	OAK
8038	10.0	0.50	12.0	HAWTHORN
8038	12.0	0.35	16.0	ASH
8039	14.0	0.50	14.0	OAK
8040	16.0	0.55	18.0	ASH
8041	12.0	0.40	16.0	ASH
8042	16.0	0.55	16.0	ASH
8043	12.0	0.50	18.0	ALDER
8070	10.0	0.40	18.0	ASH
8071	14.0	0.80	18.0	ASH
8072	12.0	0.40	12.0	ALDER
8073	12.0	0.35	14.0	ASH
8074	12.0	0.35	14.0	ASH
8075	16.0	0.40	18.0	ASH
8077	14.0	0.40	18.0	ASH
8078	16.0	0.40	18.0	ASH
8079	12.0	0.80	14.0	ALDER
8080	12.0	0.35	16.0	ALDER
8081	12.0	0.35	16.0	ALDER
8082	12.0	0.35	16.0	ALDER
8083	12.0	0.35	16.0	ALDER
8084	16.0	0.65	16.0	ALDER
8085	16.0	0.60	18.0	ASH

Sheet Layout



North:

Grid: OS GPS

Levelling: OS GPS

Drawing Title: Topographical Survey
Sheet 4

Site Address: Site off Chapel Road,
Barns Green,
RH13 0PS

Client: Miller Homes

Surveyor	MB	Drawn By	HF	Verified By	AF	Date	19.02.25

CM No: CM/2511/8/4 Rev:

Scale: 1:200m @ A0 Date: February 2025

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SSIP
CHAS Accredited Contractor
THE SURVEY ASSOCIATION
Constructionline

512740E

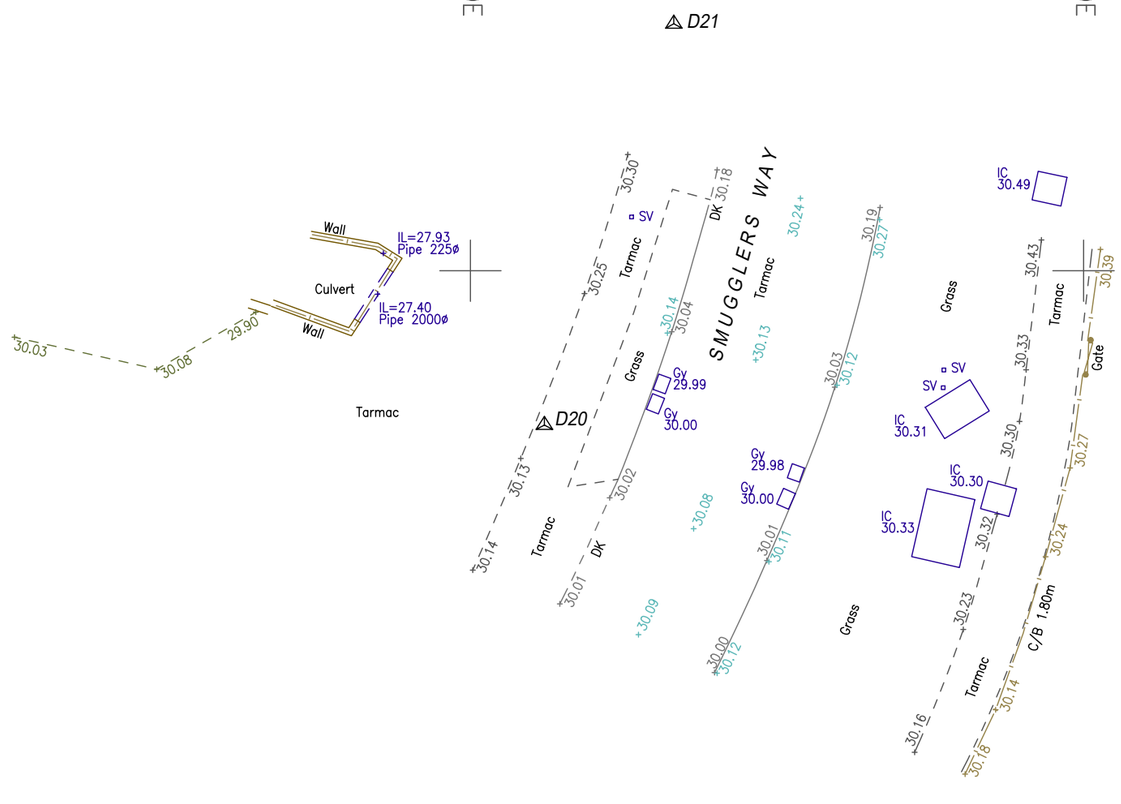
512760E

512780E

512800E

126840N

126820N



JOB NO: CM/25118/5	SCALE: 1:200m @ A3	DRAWN: HF	DATE: February 2025	SHEET: 1 of 1	**Sheet Layout**	NOTES:	NORTH:	CLIENT:
REVISION:	LEVELLING: OS GPS		PROJECT TITLE: Topographical Survey Sheet 5		1 2 3 4 ⑤	All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.	Indicative	Miller Homes

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SITE ADDRESS: Site off Chapel Road, Barns Green, RH13 0PS

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THE SURVEY ASSOCIATION

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Appendix B

Greenfield runoff rate estimation tool

www.uksuds.com | Greenfield runoff rate estimation tool (https://www.uksuds.com/)

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	31/03/2025
Calculated by	Tim Wood
Reference	0018-A
Model version	0.6.5

Location

Site name	Land South of Smugglers Lane
Site location	Barns Green

Site easting	512485
Site northing	127009

Site details

Total site area (ha)	3.285 ha

Greenfield runoff

Method

Method	FEH statistical

FEH statistical

	My value		Map value
SAAR (mm)	773 mm		773
BFIHOST	0.263		
QMed-QBar conversion	1.136		1.136
QMed (l/s)	21.7 l/s		
QBar (FEH statistical) (l/s)	24.6 l/s		

Growth curve factors

	My value		Map value
Hydrological region	7		7
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	FEH statistical
Flow rate 1 year (l/s)	20.9 l/s
Flow rate 2 year (l/s)	21.7 l/s
Flow rate 10 years (l/s)	39.9 l/s
Flow rate 30 years (l/s)	56.6 l/s
Flow rate 100 years (l/s)	78.5 l/s
Flow rate 200 years (l/s)	92 l/s

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (0.6.5) developed by HR Wallingford and available at uksuds.com (https://www.uksuds.com/). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (https://www.uksuds.com/terms-conditions). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix C

Surface water storage volume design tool

www.uksuds.com | Surface water storage volume design tool (https://www.uksuds.com/)

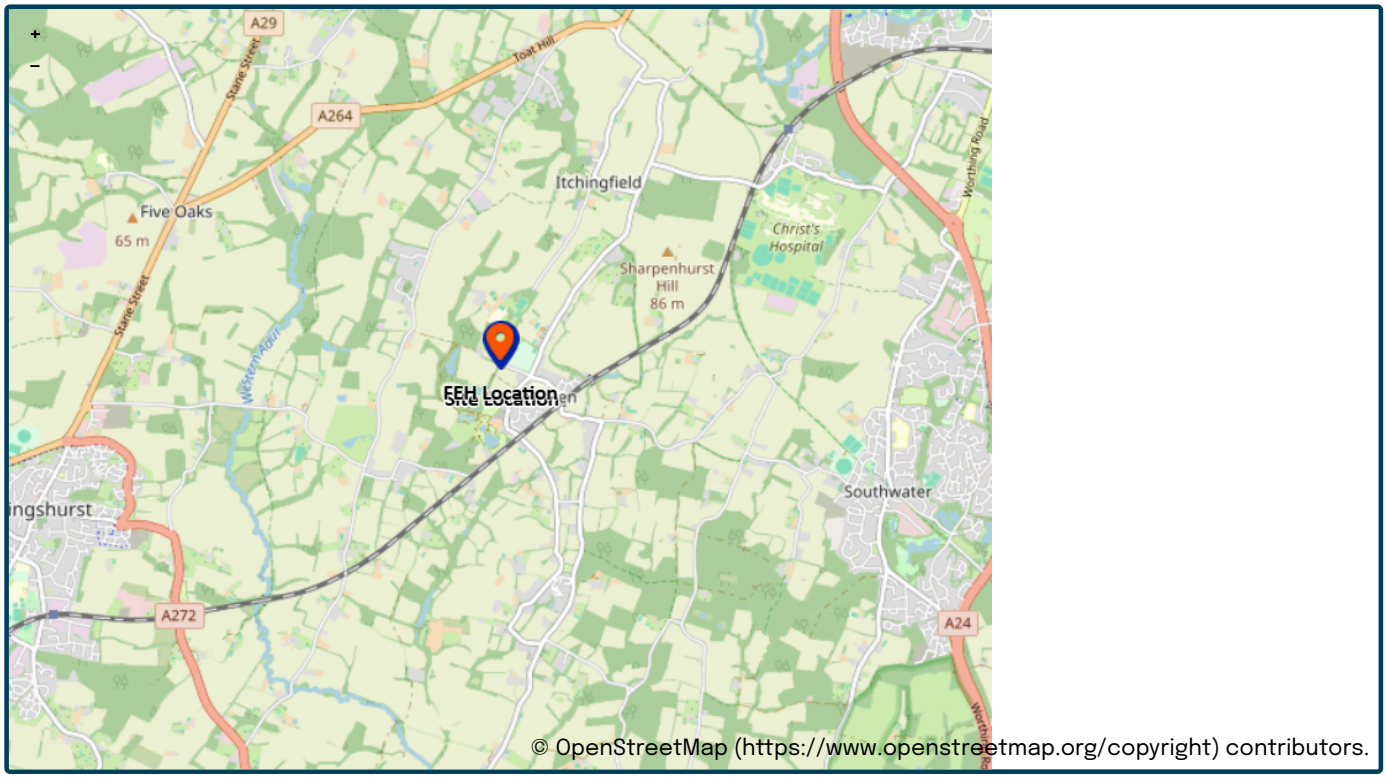
This is an estimation of the storage volume requirements that are needed to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). It is recommended that the total storage volume for the site is distributed across the site using multiple SuDS and that hydraulic modelling software is used to undertake and finalise the detailed design of the drainage system.

Project details

Date	31/03/2025
Calculated by	Tim Wood
Reference	0018-A
Model version	0.6.5

Location

Site name	Land South of Smugglers Lane
Site location	Barns Green



Site easting	512479
Site northing	127014

Site areas

Total site area (ha)	3.285	ha

Roof area

Total roof area (ha)	0.429	ha
Contributing roof area (ha)	0.429	ha
Non-contributing roof area (ha)	0	ha

Paved area

Total paved area (ha)	0.714	ha
Contributing paved area (ha)	0.714	ha
Non-contributing paved area (ha)	0	ha

Grass / vegetated area

Total grass / vegetated area (ha)		ha
Contributing grass / vegetated area (ha)		ha
Non-contributing grass / vegetated area (ha)	0	ha

Total area

Total contributing area (ha)	1.143	ha

Contributing areas with urban creep allowance

Urban creep allowance factor	+10%	
Contributing roof area (adjusted for urban creep) (ha)	0.429	ha
Contributing paved area (adjusted for urban creep) (ha)	0.714	ha
Contributing grass / vegetated area (adjusted for urban creep) (ha)	0	ha

Storage design parameters

Storage base shape	Circular	
Storage design depth (mm)	1000	mm
Storage side slope (1 in x)	1 in 3	
Storage voids ratio (%)	100% (all voids)	
Storage volume design return period (years)	1:100 years	

Discharge flow rate from the site

Method

Type of site	Greenfield
Specify the method	FEH statistical

FEH statistical

	My value		Map/default value
SAAR (mm)	773 mm		773
BFIHOST	0.263		
QMed (l/s)	7.5 l/s		
QMed-QBar conversion	1.136		1.136
Total area for greenfield runoff calculation (ha)	1.143 ha		1.143
QBar (l/s)	8.6 l/s		
Hydrological region	7		7
Return period (years)	1:1 year		
Growth curve factor	0.85		
Flow rate (FEH statistical) (l/s)	7.3 l/s		

Final discharge rate

Runoff calculation method	FEH statistical
Design flow rate (l/s)	7.3 l/s

Blockage risk

Specify the method	Orifice diameter
Minimum orifice diameter to prevent blockage (mm)	50 mm

	My value		Calculated value
Design orifice diameter (mm)	59 mm		59
Flow rate of orifice (l/s)	7.2 l/s		

Rainfall and runoff

Upload FEH22 rainfall file:

FEH_Point_Rainfall_FEH22_AM_512466_126997 (1).csv

Distance from FEH location to site (km)	0 km
Climate change allowance factor	140%

Model results

- **Maximum discharge flow rate:** 7.2 (l/s)
- **Outflow orifice diameter:** 59 (mm)
- **Storage base diameter:** 34.36 (m)
- **Storage base area:** 927.33 (m^2)
- **Storage total volume:** 1097.8 (m^3)
- **Storage total water volume:** 1097.8 (m^3)

Return Period (years)	Critical Duration (minutes)	Peak Flow Rate (l/s)	Max Depth (m)	Max water volume (m^3)	Max storage volume (m^3)
200	1080	7.7	1.14	1278.8	1278.8
100	1080	7.2	1	1097.8	1097.8
30	900	6.4	0.8	854	854
10	900	5.7	0.65	670.6	670.6
2	1080	4.5	0.41	405.4	405.4
1	1440	4.1	0.35	341.8	341.8

Disclaimer

This report was produced using the surface water storage volume design tool (0.6.5) developed by HR Wallingford and available at uksuds.com (https://www.uksuds.com/). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (https://www.uksuds.com/terms-conditions). The outputs from this tool have been used to estimate surface water storage volumes for the whole site based on a limiting discharge rate from the site. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

PRELIMINARY ATTENUATION BASIN PROVIDING 1,200m3 OF STORAGE VOLUME DISCHARGE RESTRICTED TO 7.1 l/s FOR ALL STORMS UP TO AND INCLUDING THE 100-YR+cc EVENT

ASSUMED ROUTE OF 825mm CULVERT TO BE VERIFIED BY UTILITY TRACE AND CCTV SURVEY

ASSUMED ROUTE OF 825mm CULVERT TO BE VERIFIED BY UTILITY TRACE AND CCTV SURVEY

CHAPEL ROAD

MUNTHAM GILL

PRELIMINARY SUDS PROPOSALS

(SCALE 1:500)

0 50m

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KEY

- SITE BOUNDARY (ORDNANCE SURVEY)
- UNKNOWN SURFACE WATER DRAIN
- MUNTHAM GILL/CHAPEL ROAD CULVERT
- RG ROAD GULLY
- NEW SURFACE WATER SEWER

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miller homes

JOB TITLE
BARNS GREEN, HORSHAM

DRAWING TITLE
PRELIMINARY SUDS PROPOSALS

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
APR 2025	TSW	TSW	

DRAWING No.	REV	SCALE	@ A1
0018.SK1	–	1:500	

Appendix B HDC Pre-application Advice Response

Horsham District Council

Mr Nick Billington
SLR Consulting
Mountbatten House
Southampton
Hampshire
SO15 2JU

Our ref: PE/25/0088
Your ref:
Officer: Alice Johnson
Email: alice.johnson@horsham.gov.uk
Tel: 01403 215322
Date: 18th July 2025

Dear Sir/Madam,

Location: Land at Smugglers Lane, Barns Green, Horsham, West Sussex

Details: Development of 65 homes with associated open space and site infrastructure with vehicular access from Chapel Road

Your enquiry has been considered and I can advise as follows:

Principle of Development

Policy 3 of the HDPF outlines the settlement hierarchy of the District and establishes that development will be permitted within towns and villages which possess defined built-up areas. Barns Green is defined as a 'medium village', broadly categorised as a settlement which benefits from a moderate level of service, amenities and community infrastructure together with some access to public transport. Such settlements are, broadly, capable of meeting some day-to-day needs of residents, but rely on larger settlements to satisfy a full range of employment, educational and amenity needs.

Policy 4 of the HDPF relates to settlement expansion and provides that the growth of settlements will be supported in order to meet identified needs. Beyond defined built-up area boundaries settlement expansion will be supported where;

1.) a site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge;
2.) where the level of expansion is appropriate to the scale and function of the settlement;
3.) where the development would satisfy identified local housing (or employment) need or would assist with the retention and enhancement of community facilities/services;
4.) Where development would not prejudice long-term strategic development and;
5.) Where development is contained within an existing defensible boundary and would maintain features of landscape and townscape character.

Collectively, therefore, HDPF policies 2, 3 and 4 seek to promote development within defined built-up areas, together with a planned approach to settlement expansion in order to ensure that objectively assessed needs are satisfied in a manner which supports sustainable development and preserves the rural character of the District.

Policy 26 of the HDPF seeks to protect the countryside of the District against inappropriate development. This policy seeks to ensure that development outside of defined built-up area

boundaries is essential to its respective countryside location, does not result in a significant intensification of activity within the countryside (cumulatively or individually) and, in addition, relates to the needs of agriculture or forestry, mineral extraction or waste disposal, quiet recreational use or allows for the sustainable development of rural areas.

Being set outside of the built up area boundary and not essential to this countryside location, the proposal would be in conflict with policies 2, 3, 4 and 26 of the HDPF.

The proposed site location has though been allocated for 50 homes within the emerging Horsham District Local Plan (HDLP) under draft policy HA6 / BGR1. The examination of the HDLP has been paused with the examining inspector's Interim Findings letter recommending the plan be withdrawn. At this stage no formal decision on whether to withdrawn the HDLP has been made, therefore the plan continues to carry limited weight, however in the event the plan is withdrawn it will carry no weight. Please note that a decision as to whether to formally withdrawn the HDLP will be made by the Council on 6 August.

I the event the plan is withdrawn the background evidence base, which includes the site appraisals to support the draft allocations, would continue to carry some limited weight given the examining inspector raised no direct concerns over its content.

It is likely that the post-examination Barns Green and Itchingfield Neighbourhood Plan may be 'made' by the point of formal submission. Given the NP includes allocations to meet its identified housing need paragraph 14 of the NPPF would need to be considered in any decision.

Facilitating Appropriate Development

In response to the Council being unable to demonstrate a five year housing land supply (current supply is 1 year), the Council has created a document Facilitating Appropriate Development (FAD) which sets out where development outside of the built up boundary will be considered more positively when applying the Paragraph 11d tilted balance. The FAD defines such circumstances as being where:

- The site adjoins the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

The proposals would adjoin the built up area boundary of Barns Green, is of an appropriate scale to Barns Green as a settlement, helps meet local housing need (discussed below), does not prejudice long term development, and is contained within a defensible boundary whilst retaining landscape character. I therefore take the view that the proposal accords with the FAD, which is welcome.

Please note that a decision as to whether to replace the FAD with a new Planning Advice Note 'Shaping Development in Horsham District' will also be made on 6 August. The SDHD contains the same above criteria as the FAD, but also at paragraph 5.7 offers support to those sites that are identified for allocation in the HDLP, such as this site. Whilst the SDHD would only carry limited weight in decision making, it nevertheless provides a direction of travel that the Council will continue to positively consider those sites allocated within the HDLP. The SDHD can be found from page 27 at:

https://horsham.moderngov.co.uk/documents/g2883/Public%20reports%20pack%2023rd-Jul-2025%2017.30%20Communities%20and%20Place%20Policy%20and%20Scrutiny%20Committee.pdf?T=10

In-Principle Conclusion

The proposal is on face value in conflict with the spatial provisions of the development plan. The identified conflict with policies 2 and 4 of the current development plan (the HDPF), however, attracts reduced weight by reason of the Council's 5-year land housing supply position. The allocation within the emerging plan holds limited positive weight at this stage, albeit in the event the draft Plan is withdrawn it will carry no weight (NB formal withdrawal is likely on 7 August subject to cabinet approval). We will though continue to apply some limited weight to the background evidence base to the withdrawn plan, which would include the site assessment work. In this context the provisions of the FAD document and its replacement SDHD are considered to carry positive weight, with the proposal deemed to comply with the relevant criteria outlined above.

Affordable Housing and Housing Mix

HDPF policy 16 provides that development should provide a mix of housing sizes, types and tenures to meet the needs of the District's communities as evidenced in the latest Strategic Housing Market Assessment (SHMA). The appropriate mix of housing types and sizes will, also, dependent upon the established character and density of the neighbourhood and viability of the scheme.

Policy 14 of the NP states *"Development proposals should provide a mix of predominantly one, two, three, bedroom houses, subject to any particular development needs of the site concerned."* AIM 4 continues stating "*IPC will support the provision of one or two-storey detached, semidetached flatted development or terraced houses in the parish, subject to compliance with other Policies and Aims in this Plan. Where development proposes flatted development accommodation, IPC will support the provision of such flats, subject to compliance with other Policies and Aims in this Plan."*

The strategic conclusions contained within the latest SHMA[1] (2019) for Horsham District provide a break-down of need for different sized market and affordable homes as follows:-

Table 71: Strategic Conclusions on the Need for Different Sizes of Homes – Horsham

	Affordable Rented	Low Cost Home Ownership	Market Housing
1-bed	35%	25%	5%
2-bed	30%	40%	30%
3-bed	25%	25%	40%
4+ bed	10%	10%	25%

Market Homes

An indicative market housing schedule/mix has been provided, this has been summarised below:

Dwelling Size	Number	Percentage
1-bed	0	0
2-bed	12	28%
3-bed	19	45%
4+ bed	11	26%

[1] https://www.horsham.gov.uk/__data/assets/pdf_file/0020/79130/Northern-West-Sussex-Strategic-Housing-Market-Asessment.pdf

This mix is broadly in line with the SHMA; however, the lack of one bed dwellings is noted. We would encourage some provision of one-bed market homes if possible.

Affordable Homes

The submitted information includes 23 homes affordable units, in line with the 35% requirement of HDPF Policy 16. The expectation of the Authority is that affordable housing is delivered on a 70/30 ratio in favour of affordable rent over other affordable housing products. From the tenure mix plan it is understood that 16 dwellings are to be affordable rent and seven are to be shared ownership, in line with HDPF Policy 16.

The 2019 SHMA promotes a mix of housing sizes for affordable rent, though, in the determination of a future application the Council will rely on more recent advice from its Housing Team based on current demand within the locale of respective sites. In this regard the housing register for Itchingfield/Barns Green currently has 157 householder waiting for housing of which is broken down into:

- 27 households (17%) in need of a 1-bedroom unit,
- 35 households (22%) in need of a 2-bedroom unit,
- 75 households (48%) in need of a 3-bedroom unit
- 20 households (13%) in need of 4 or more bedrooms

This latest evidence points to demand for 3-bedroom affordable rent homes being higher than that set out in the SHMA, therefore we would strongly encourage more 3-bed homes of this tenure.

An indicative affordable housing mix has been submitted, this has been summarised below:

Dwelling Size	Number	Percentage
1-bed	8	35%
2-bed	7	30%
3-bed	6	26%
4+ bed	2	9%

This mix includes an over provision of one bed units and under provision of three bed units. As above, we would expect to see an increase in the provision of three bed units if a formal submission is made to ensure the mix accurately reflects the high demand for this unit type.

There is some inconsistency between the tenure mix plan and the affordable housing mix within the design and access statement. At this stage it is unclear of the affordable housing tenure for the four-bed house. The need for larger unit sizes to be available for affordable rent is considerable and the Council would like to see this reflected if a formal submission is made. As the proposal seeks to provide beyond the allocation of 50 dwellings the provision of larger affordable rent homes would be a clear and communicable benefit of the proposal were it included in a formal submission.

Character, Design and Appearance:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform and development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their

surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important view.

BGR1 expects the development to:

a) Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and

b) Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queen's Head Public House).

The site currently is in an undeveloped stated, with boundary vegetation surrounding the site, limiting views into and out of it. To the east the site is visible in part from the Chapel Road. The indicative layout provides open space including a play area and SuDS Basin to the front of the site leading up to Chapel Road. This open space provides relief between the proposals, the streetscene and the nearby Listed Buildings. The Heritage Officer in particular welcomes this buffer.

The proposed layout and design are well-considered to respect and reflect the site surroundings and character. Our landscape architect has been consulted and her comments are appended to this response. We would prefer that the backing of gardens onto the southern site boundary is avoided and that greater planting is introduced to the western boundary. The eastern parcel may benefit from having a less linear form.

The site is well contained and the proposed 65 dwellings would, subject to an LVA, fit comfortably within the site, reflecting the adjacent properties layouts and densities but not overdeveloping the space. While the addition of further dwellings has not been discussed caution should be paid to this given the need for the open space buffer in relation to the listed buildings and for the AW.

The indicative layout shows a tree lined entrance into the site as its focus. As we discussed in our meeting we would like to see tree-lined streets carried on through the site, per paragraph 136 of the NPPF. Many trees are proposed in the rear gardens and relocating these into public spaces, such as this entrance route, is something the LPA would encourage to ensure the future of planning within the site. We would also like to see routes for pedestrians and cyclists opened up more within the site in particular we discussed removing the garage at plot 26. This would help the flow through the site.

The layout also shows connection to the north to the public right of way. Access routes such as these are welcomed; however, as we discussed in our meeting the AW buffer and trees need to be protected and considered in this process.

Turning to the housing layout at design the arears of main focus within the site will be those viewed when entering it. There appears to be a variety of designs proposed within the site and changes have been made to some of these to include additional features and chimneys since our site visit. Attention should be paid to the buildings designs to ensure that they provide an attractive and active appearance which includes interest at roof level. While the updated designs provide more variation concerns with the flats and semi detached houses remain. The additional brick detailing to the front elevations are at risk of getting lost and options for this should be explored further. Care should also be taken at plots 43-48 to ensure the elevations remain active and consistent with the rest of the dwellings.

Further information is required on the play space, with a preference for it to be an equipped space. Standards for these and the design of play structures are set out in the Horsham District Council Open Space, Sports and Recreation Review. We would require details of the open space with the submission explaining the various types of open space that are being provided. A landscape

management plan will be required explaining how the AW buffer will be managed and protected, and how the other open spaces will be maintained.

Listed Buildings

Any submission would be expected to demonstrate compliance with policy 34 of the HDPF and Chapter 16 of the NPPF. We would require any formal application to clearly describe the impact to the setting of the neighbouring listed buildings and how any harm will be mitigated. Our Heritage officer has advised:

The indicative layout shows a conscientious attempt at providing some open space as a buffer to Little Slaughterford and this will go some way to mitigate the harm to the setting of the listed building. I am content that the harm will be at the lowest end of the scale and that public benefit will be provided if this is deemed a sustainable location for development in planning policy terms. Any application should clearly describe the impact to the setting of the neighbouring listed buildings and how any harm will be mitigated beyond any public benefit from the creation of residential development.

Neighbouring Amenity

Policy 33 of the HDPF states that development should consider the scale, massing, and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties and ensuring unacceptable harm to amenity of neighbouring properties, such as overlooking or noise, is avoided.

I am satisfied that the proposed design and layout has considered the potential impacts to the neighbouring residential properties through appropriate separation distances and boundary planting. The Design and Access Statement for any submission should provide commentary on this, particular with regard to overlooking, light and noise given the elevated topography of the site.

Highways, Traffic and Access

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy 33(8) of the HDPF requires, where appropriate, the incorporation of convenient, safe, and visually attractive areas for the parking of vehicles and cycles without dominating the development or its surroundings.

At this stage, I cannot offer any comments on the likely acceptability of the proposal on highways matters, as these would be assessed by the Local Highways Authority (West Sussex County Council). I can advise that WSCC do offer separate pre-application advice service.

The submitted information confirms that "*Each home will have a private driveway and/or garage and/or off-plot parking. The parking provision is in accordance with the West Sussex County Council Parking Standards."*

Commentary on how the parking numbers have been calculated would be required as part of any submission.

The Local Highway Authority (LHA), West Sussex County Council, operate their own pre-application advice service further details of which can be found through the following link:

https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-applicationadvice-for-roads-and-transport/

You may wish to consider consulting the LHA on the proposed parking and access arrangement through the above pre-application service.

Trees, Ecology and Drainage:

Though precise arboricultural/ecological constraints are unknown at this stage, a buffer has been provided between the AW and the development site. Were a formal submission made further information and Arboricultural Method Statements and Tree Protection Plans would be required to ensure the protection of the AW. Whilst the loss or deterioration of any AW would not be supportable robust planting to mitigate any other tree losses will also be required.

It is now a requirement to provide a Biodiversity Net Gain metric to demonstrate how the site would deliver the statutory minimum requirement of 10% BNG, with a desire that this should be provided on site in the first instance before off-site, offsetting units or credits are considered. Please refer to national guidance on ensuring compliance with BNG. Any significant onsite or offsite BNG (defined as 0.5 units or more), will require securing within a s106 legal agreement, unless you are purchasing credits from the national scheme or from a registered habitat bank.

Appropriate Preliminary Ecological Assessments and Great Crested Newt Reports will also be needed. The preliminary proposal include the provision of measures such as bat bricks, nest boxes, native species, refugia and log piles, a new pond and inclusion of bee bricks which is welcome. Please note that NatureSpace currently operate a district licensing scheme for Great Crested Newts in the event your PEA identifies any potential impacts on GCN.

Insofar as drainage and flooding is concerned, we have discussed the need for the site to provide a sequential test given the site access extends across a medium/high surface water flood area. During our meeting I agreed this written advice would confirm the extent of the search area for the sequential test. This should be district wide and include sites within a cluster and as part of a wider site. When searching for reasonably available sites flexibility should also be provided when looking at the number of dwellings provided applying a +25% and – 25% approach to the search. During our meeting we agreed that we would be willing to discuss and agree the approach to undertaking the flood risk sequential test.

We have reviewed your sequential test scope in the context of the Mead High Court decision (para 93 onwards) and more recent Yatton appeal decision (PINS ref: 3343144) and our comments are as follows:

Stage 1 site sieve
Geography: we agree with the search area being Horsham district.
Availability: we agree that the SHELAA should be used as a starting point. Strategic scale sites should not be excluded as case law establishes that parts of larger sites should be considered. This should consider parts of larger sites that exclude any areas of flood risk within the wider site. Sites not under your control, or known to be under option with others, should not be excluded per paras 106 & 108 of Mead and 48-50 of Yatton.
Size: we agree that clusters of smaller sites should be considered, but with flexibility on site size and the number of dwellings such sites could accommodate.
Appropriateness: Agreed

Stage 2 ranking
We agree with the broad approach, but note that consideration must be had as to whether developable areas and access could be delivered away from any flood risk on a particular site. We would advise to follow the PPG for assessing climate change.

We recognise that the site was supported by the Council in the preparation of the new local plan. In this regard we recognise that there are likely to be material considerations that could outweigh any failure to meet the sequential test. Assuming you can demonstrate that the developable areas,

access and SuDS features can be made safe from flood risk, and that flood risk will not increase elsewhere, there is therefore the potential that we would not consider any failure to meet the sequential test being a strong reason to refuse permission under Paragraph 11di) of the NPPF.

In addition to the above a Flood Risk Assessment and surface water drainage scheme will be required, incorporating SUDs elements to manage surface water run-off during heavy rainfall, in line with PPG guidance.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Accordingly, a Water Neutrality Statement (WNS) would be required as part of any submission. I highly recommend reviewing the Horsham Water neutrality and planning applications FAQs page to get clarity on the detail expected within a WNS:
https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications

It has been queried within the pre-application submission whether the site would qualify for SNOWS. I can confirm that this site would qualify for SNOWs (now known as SNWCS- see our website) even if the HDLP is withdrawn. Please note that there will be a prioritisation system which will dictate when qualifying sites will be able to access SNWCS. Please review the Council's website for further information on this at this time and consider whether any potential time delay implications would impact the delivery of the scheme and therefore whether alternative means of offsetting would be preferred: https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/sussex-north-offsetting-water-scheme-snows

Land Contamination / Soils:
Whilst the proposal may not raise any obvious concerns over potential contamination. It is worthwhile considering the historic land uses on this site, particularly in the event of any large areas of excavations necessary for the new buildings. Also, given the age of the buildings involved, it is possible that asbestos may be present within the existing fabric of the current buildings and associated services. A Contaminated Land Risk Assessment may therefore be necessary.

Application Submission
In support of any future planning application the following is a 'without prejudice' summary of the supporting documents that would be expected to be submitted. In addition to the application form, CIL form, application fee and usual suite of location plans and architectural drawings, the supporting documents that should be submitted include:

- Planning Statement including affordable housing statement and heritage statement.
- Design and Access Statement
- Landscape Masterplan to include any mitigation measures recommended within the landscape appraisal

- Landscape Visual Appraisal
- Landscape Strategy Plan
- Land Budget Plan- demonstrating compliance with HDC's Open Space, Sports and Recreation review 2021.
- Plan demonstrating coordination of landscape strategy with underground services and location of tree root barriers to be indicated where required.
- Outline Landscape Management and Maintenance Plan.
- Indicative existing and proposed levels plans for all external earthworks. Such details to include cross sections where necessary.
- Arboricultural Impact Assessment and Tree Survey
- Ecology Assessment and Surveys
- Transport Statement / Parking Demand to reflect site specific criteria
- Energy Statement
- Air Quality Assessment with Damage Cost Calculation – required for major schemes
- Land Contamination Assessment
- Flood Risk Assessment and Drainage Strategy (any SuDS proposals must reflect and be coordinated with the proposed landscape strategy)
- Flood Risk Sequential Test
- Water Neutrality Statement
- Biodiversity Net Gain DEFRA Metric and statement.

In terms of engagement, you may wish to liaise with Itchingfield Parish Council to arrange to attend their Committee Meetings to present your plans, before considering a formal submission to HDC. You may also wish to contact residents who live nearest the site to brief them about the proposals, and to ascertain their views. A Statement of Community Involvement should be submitted with any future planning application to summarise what was undertaken.

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0088 in your submission.

Yours faithfully

Alice Johnson
Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Smugglers Lane Barns Green Horsham West Sussex
DESCRIPTION:	Development of 65 homes with associated open space and site infrastructure with vehicular access from Chapel Road
REFERENCE:	PE/25/0088
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns are raised to the proposed development in principle. However, should an application be forthcoming, further consideration should be given to the site layout, as well as the retention and enhancement of existing landscape features. The submission of a Landscape Visual Appraisal (LVA) is required to identify any potential adverse effects on landscape character and visual amenity, and to inform appropriate mitigation measures. Please refer to recommendations outlined below.

In addition to the documents cited within The Development Management Local Information Requirements for Validation, the following information is also recommended:

- Landscape strategy plan.
- Land budget plan which must demonstrate compliance with the Horsham District Council's *Open Space, Sports & Recreation Review 2021* (OSSR) in regard to requirements for Open Space Provision.
- A plan demonstrating coordination of landscape strategy with underground services and location of tree root barriers to be indicated where required.
- Outline Landscape Management and Maintenance plan (LMMP)
- Indicative existing and proposed levels plans for all external earthworks. Such details to include cross sections where necessary

Please visit here for landscape requirements advice and here for guidance in preparing a LMMP.

MAIN COMMENTS:

Landscape character & visual amenity

1. The proposed site is located outside of the Built-Up Area Boundary (BUAB), in a countryside location. It falls within G2 - Itchingfield & Barns Green Wooded Farmland

Landscape Character Area (LCA) as defined by the Horsham District Landscape Character Assessment (2003). Proposals must consider the characteristics and issues of the LCA, and address the relevant Planning and Management Guidelines in order to conserve and enhance the landscape character.

2. The Horsham District Landscape Capacity Assessment (2014) locates the proposed site within Local Landscape Character Area (LLCA) BG2: Barns Green. The study identifies that the area's strong rural character and sensitive features limits its capacity to accommodate development. However, where suitable, development must ensure that the distinctive character of rural lanes and ancient woodlands is preserved. The proposed development of 65 dwellings, sits within the threshold for medium scale housing (60-250) where the study indicates a no/low landscape capacity for development. Nevertheless, it should be noted that the landscape capacity changes to low/moderate for small scale housing, the threshold of which is less than 60 dwellings.
3. With the above in mind, an LVA will be key to identify relevant landscape and visual receptors and establish if the proposed dwelling numbers can be accommodated within the site and suitably mitigated. Viewpoints within the appraisal must be agreed prior to submission with the LPA and must include an accompanying ZTV to inform the identified representative locations.
4. In order to mitigate adverse effects on landscape character and visual amenity, and to comply with HDPF Policies 25, 26, 31 and 33 (6), existing vegetation must be protected, conserved and enhanced.
5. Given the rural character of the area and the proximity to Ancient Woodland, we recommend that plant species reflect the LCA.

<u>Landscape features</u>

6. In order to safeguard the existing mature treelines bounding the site, which include various category A & B trees, proposals must:
    a) Avoid development within root protection areas (RPAs) and demonstrate compliance with BS 5837:2012 5.3.1.
    b) Avoid existing trees and vegetation backing onto garden plots or being enclosed within residential curtilage whenever possible, to secure their long-term retention and sympathetic relationship with future occupants of the site.
7. Landscape features are expected to be enhanced with further tree and shrub provision, particularly along the western boundary, but also the northern and southern boundaries, in order to mitigate indirect effects of development.
8. The 15m Ancient Woodland (AW) buffer should be marked on all plans. AW is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area, therefore its long-term retention must be demonstrated. NPFF 186(c) states that any development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists. Please refer to government guidance on direct and indirect effects of development on AW, which include increasing levels of light pollution, noise and vibration, that contribute to its deterioration and loss.
9. The importance of AW centres on protecting the undisturbed soils that form the irreplaceable habit, including within the buffer zone. Given the irreplaceable nature of this sensitive landscape feature, increased activity and access is not advisable. Improvements through planting and fencing to stop trespassing should be made where possible in order to protect the woodland edge setting. This is reinforced by requirements set out by the Woodland Trust.

<u>Landscape strategy & open space</u>

10. A landscape strategy or concept plan should be submitted to identify land use and function, clearly demarcating public open space, strategic landscape buffers, AW buffer, SuDS, play

provision and the residential development areas.

11. Future proposals must demonstrate compliance with Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR) through the submission of a detailed land budget plan. The plan must identify the location and extent allocated for each typology and any necessary buffer zones, as well as a table quantifying the area allocated to each typology.
12. Please refer to the OSSR for guidance on the design and minimum sizes of the various typologies, including play spaces. Provision should be inclusive and designed with girls in mind – see 'Make Space for Girls' for resources. Inclusion of informal sheltered seating, for example, would be welcomed particularly where sight lines are available from Chapel Road.

SuDS & utilities

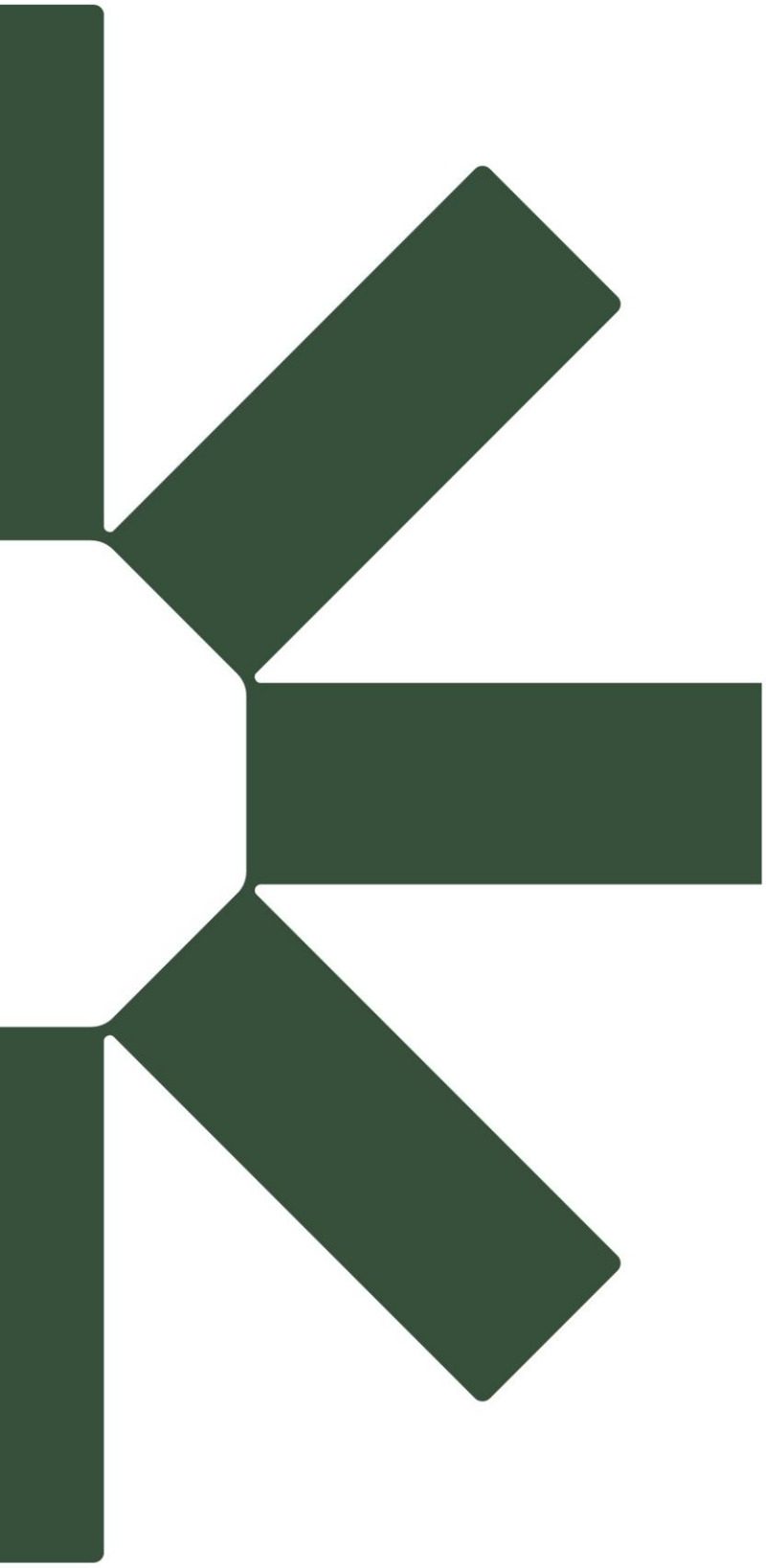
13. Service runs and SuDS infrastructure must be considered from the outset so that the tree planting is not diluted later on in the process. Service runs and easement zones should be indicated in the landscape strategy to demonstrate that it can be delivered.
14. SuDS proposals should not solely focus on end of pipe solutions, and align with the 4 pillars: amenity, water quality, water quantity and biodiversity.
15. Given the gentle gradient of the site, there is scope to introduce a hierarchy of shallow landscape features (no more than 150mm to 300mm deep) such as rills, swales, rain gardens, blue green roofs on ancillary structures such as bin and cycle stores, etc. The introduction of these features could reduce the size or depth of the proposed attenuation basin, while also providing opportunity for better integration within the landscape and positively contributing to amenity space.

External lighting

16. Woodland, hedgerows and particularly AW, which are key characteristics of the local landscape, can be deteriorated due to increasing levels of light pollution, therefore light spill must be considered sensitively so as not to cause potential adverse effects. As such, outside lighting should be minimised in order to avoid light pollution as well as mitigate adverse landscape effects, given the countryside location. Please refer to darksky.org for guidance and resources.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	17/07/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	18/07/2025



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