

Plans / Supporting Docs	Reference / File Name (Revised)	Superseded File
Site Levels Strategy	TSWC-0018-501 (Rev A)	TSWC-0018-501
Site Level Strategy (Access Roads Profiles)	TSWC-0018-502 (Rev. A)	TSWC-0018-502
Surface Water Drainage Strategy	TSWC-0018-401 (Rev. D)	TSWC-0018-401 (Rev. A)
Surface Water Impermeable Areas	TSWC-0018-402 (Rev. A)	TSWC-0018-402
Surface Water Exceedance Routing Plan	TSWC-0018-403 (Rev. A)	TSWC-0018-403
Tree Protection Plan	25-1907-TPP-B	25-1907-TPP
Supporting Documents		
Flood Risk Assessment	0018-B	0018-B (Rev. 01)
Biodiversity Net Gain Feasibility Assessment & Outline Habitat Management and Monitoring Plan (HMMP)	Dated April 2026	Dated September 2025
BNG Technical Note*	Dated April 2026*	-
BNG Statutory Metric Calculation	Dated April 2026	Dated September 2025
Air Quality Emissions Mitigation Statement*	433.000146.00001 dated April 2026 (Rev. v1.0)*	-
Transport Note*		-
Travel Plan Statement*	NM/HC/GV/ITL200844-004A*	-
Landscape and Visual Appraisal	DD715_LVIA (Rev. B)	DD715LVIA (Rev. A)
Arboricultural Implications Assessment and Method Statement	25-1907-Report-B	25-1907
* This note is provided in addition to the already submitted report/assessment and does not supersede it in its entirety.		

1.0 Summary of Consultation Responses

Since the consultation period began the majority of statutory consultees and relevant stakeholders have provided comments. An overview of the responses and key themes are provided below. Where required, responses have been provided further in this letter, in section 3.0.

Statutory Consultees and Other Stakeholders

The Table below provides a list of all the responses received (at the time of writing this letter) from statutory consultees and other relevant stakeholders along with their position in regard to the proposed development (as submitted). The majority of technical and statutory consultees have raised no objection. This includes No Objection from the Local Lead Flood Authority in relation to site drainage (foul and surface water), the Highways Authority, Natural England and the Council's independent ecology consultant. We note that there are also some responses which require further information, namely from the housing department, environmental health and licensing, and ecology.



Table 2 List of Statutory Consultee and Other Stakeholder Responses and Position

No.	Date	Consultee / Stakeholder	Position
1	13-Jan-26	WSCC Fire & Rescue	No Objection / Advice
2	13-Jan-26	Southern Water	No Objection / Advice
3	15-Jan-26	HDC Housing	Further information required
4	21-Jan-26	Archaeology / SCC Historic Environment Planning	No Objection / Advice
5	21-Jan-26	HDC Environmental Health & Licensing	Further information required
6	21-Jan-26	HDC Waste & Recycling	No Objection / Advice
7	22-Jan-26	WSCC Public Rights of Way	No Objection / Advice
8	22-Jan-26	Southern Water	No Objection / Advice
9	27-Jan-26	WSCC Minerals & Waste	No Objection / Advice
10	27-Jan-26	HDC Ecology	Further information required
11	29-Jan-26	Environment Agency	No Objection / Advice
12	02-Feb-26	WSCC Highways	No Objection / Advice
13	03-Feb-26	Nature Space	No Objection / Advice
14	05-Feb-26	Conservation Officer	No Objection / Advice
15	05-Feb-26	Arboriculture	Holding objection
16	05-Feb-26	Parish Council	Objection
17	06-Feb-26	HDC Environmental Health & Licensing	Further information required
18	06-Feb-26	Landscape	Objection
19	11-Feb-26	WSCC Lead Local Flood Authority	No Objection / Advice
20	16-Feb-26	HDC Habitats Regulations Assessment (HRA)	No Objection / Advice
21	16-Feb-26	Ecology - Place Services - Essex County Council	No Objection / Advice
22	25-Feb-26	Natural England	No Objection / Advice
23	25-Feb-26	HDC Environmental Health & Licensing	Further information required
24	11-Mar-26	Southern Water	Response to queries within a public comment.

Public Comments

There have been a large number of public comments submitted on the planning application portal page for the application.

In reviewing the public objections we've noted the following key themes:

- Highway Access and Parking
- Lack of Adequate Infrastructure
- Flooding
- Overdevelopment
- Trees, Landscaping, and Ecology Impact
- Village Character, Heritage and Design
- Impact on Sports and Community Events
- Loss of General Amenity (with reference to impact on local businesses such as the pub and village shop)



- Neighbourhood Plan

2.0 Overview of Amendments to the Scheme

In light of the material considerations raised during the consultation, the applicant has amended / revised the scheme submitted. The key changes are set out below but please refer to the amended supporting plans and reports which have been submitted.

Housing Schedule

Overall, some plots have undergone changes to number of beds, and the apartments have been omitted. The new proposed housing schedule is shown below in Table 3.

Table 3: Updated 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	18	41%
4-Bed House	12	32%
5-Bed House	2	
SUBTOTAL	44	64.71%
Affordable Rent		
1 Bed House	2	12.5%
2b Maisonette	4	25%
2-Bed House	3	18.75
3-Bed House	6	37.5%
4-Bed House	1	6.25%
Affordable (Shared Ownership)		
2-Bed House	5	62.5%
3-Bed House	2	25%
4-Bed House	1	12.5%
SUBTOTAL	24	35.29%
TOTAL	68	

Design and Layout

In addition to the housing mix change, the design and layout have also been revised in response to comments received, particularly from the conservation officer and the Parish Council, and in discussions with the planning officers. Below is an overview of the changes:

- Plots 54 and 7, which are located at the access / entry point to the residential area have been redesigned into a matching pair, thus creating a better sense of arrival and welcome to the residential area.



Figure 1 Extract from Revised Coloured Street Scenes (Plots 54 and 7)



- The designs of plots 32 to 40 have been updated, addressing comments regarding responding better to the local context and the core of the historic village in which the site sits. The improvements removes the previous apartment block and provides a much more appropriate, domestic scale, building consisting of a series of maisonettes appearing as a traditional terrace. Each maisonette is provided its own private amenity space.

Figure 2 Extract from Revised Coloured Street Scenes (Plots 32 to 40)



- The building line has been varied with some plots stepped forward or back, and others slightly twisted, creating a more organic layout that better aligns with the characteristics of the area.
- Inclusion of additional chimney's focused on the plots at the site frontage.

It is also important to recognise the surrounding context within which the development will site is already varied, with a mixture of older properties along Chapel Road (including several listed buildings) but also more modern residential developments at the Hordens (mid 20th Century) and at Sumners Pond (21st Century). The proposed development, enhanced by the amendments now proposed, will mean the homes will sympathetically fit within the historic growth and evolution of the village.

The layout of the scheme works carefully with the site's topography and constraints to result in a high-quality layout which avoids such features as frontage parking, whilst providing generous space for frontage planting, supplemented by public planting and the addition of rain gardens.



The large area of open space at the site frontage is also an important element of the site design, providing an attractive and open space to the site frontage, providing relief to heritage assets, which has been recognised by the HDC Conservation office.

Overall, and with the improvements forming part of the scheme amends, the proposals represent a high-quality design that respects the surrounding area, whilst providing an open green space for all residents to enjoy.

Landscaping

- Rain gardens are now shown on the layout in front of plots 32-40, 55-65 and alongside the entrance access road. This provides continuity to the sense of greenery on the street scene and provides a continuous row of street trees.
- Proposed native coppice buffer to create woodland Ecotone at the edge of the Ancient Woodland
- The tree planting along the access and within the village green area has been amended to avoid linearity.

Parking

- The parking at the rear has been reconfigured and some of the visitor parking has been relocated to provide a more even spread of visitor parking.
- Recognising some of the concerns raised in respect of the availability of parking for the local shop, a 4-space gravelled car park has been provided for the benefit of the wider community to supplement the on-street parking.

3.0 Additional information

Housing

The housing department provided a response on the 15 January 2026 which stated *‘Households requiring three- and four-bedroom accommodation represent 61% of current demand and are typically those waiting the longest on the housing register; however, only 24% of the proposed units are of this size. As such, the scheme would largely eliminate the identified two-bedroom requirement while failing to adequately address the most acute and long-standing housing needs within the parish.’*

Considering the Affordable Rent and the Affordable (Shared Ownership), the proposals ‘as submitted’ provided 33% of units which were three- and four-bedroom accommodation. This is equivalent to 8 units of the total 24 affordable units proposed.

As noted above, the applicant has reconsidered the housing mix and updated the layout. The proposed development, ‘as amended’ now provides an additional mix of one-bed houses, two-bed maisonettes, and four-bed houses as part of the affordable units proposed. The three- and four-bed units now comprise 10 units of the total 24 affordable units. This is equivalent to 41.67% of three- and four-bedroom units. The amended proposals therefore make a meaningful contribution towards the greatest identified need for three- and four-bedroom accommodation.

The Housing Officers also raised concern regarding the deliverability of the affordable housing elements, and that the absence of early confirmation from Registered Providers (RPs) provided a risk that the applicant may seek a commuted sum in lieu of on-site affordable housing provision at a later stage.

At Reserved Matters Stage it is quite usual for a registered provider not to be secured given the continued uncertainty as to the precise form and mix of dwellings until detailed



permission is granted. Nonetheless, Miller Homes, as a national house builder, have strong relationships with a number of local RPs which they are already starting to engage with about this site. Robust planning obligations will secure the affordable housing provision on site and Miller Homes have every intention of providing affordable homes on site in line with adopted policy to create mixed community and help address the acute housing needs in the area.

Arboriculture, Landscape and Ecology

Arboriculture

Overall, we are pleased that the arboricultural officer is largely in agreement with the findings of the submitted AIA and associated Method Statement, as well as the proposed approach to the Ancient Woodland buffer, which remains protected.

The Arboriculture officer provided a holding objection to the complete removal of the frontage Hedge 'H1' and has provided the advice / modification requests listed below. Please refer to the updated / revised Arboricultural Implications Assessment (AIA) and Method Statement and Tree Protection Plan (TPP).

- Amendments to the way RPA of Tree T82 has been plotted

'With regard to T82, the incursions are located on the outer periphery of the RPA as currently plotted. However, it is noted that RPA T82 has been plotted using the standard circular method, which does not take account of the influence that the adjacent road to the east is likely to have had on root development.'

BS5837 Trees in Relation to Design, Demolition and Construction advises at paragraph 4.6.2: "The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."

Amendments are therefore requested to the way the RPA of Tree T82 has been plotted.'

The revised AIA and TPP have adjusted the RPA to a modified polygon of the previous equivalent area which ensures that they more accurately reflect the likely root distribution.

- Loss of Hedge H1

'Hedge H1 forms a continuous, mature vegetated boundary along the eastern edge of the site and is an important, long-established landscape feature. Despite its limited species diversity, the hedge currently provides a strong visual and physical barrier between the built-up area of the village and the open countryside beyond.'

The complete removal of hedge H1 would result in immediate and substantial landscape harm by opening up views across the site, eroding the established sense of enclosure, and undermining the historic boundary between the village and the countryside.'

Whilst it is acknowledged that hedge H1 forms a long-established vegetated boundary, its removal is required to facilitate widening of the existing road, new site access, mandatory visibility splays, and improved drainage works which would make its retention unfeasible. The existing eastern hedgerow has poor species diversity. The loss of the hedgerow is unavoidable in this instance to facilitate the development.

Obviously, the loss of the hedgerow will increase immediate views into the site. However, the proposed significant area of open space, which will include new planting and reopen a historic watercourse will create an attractive new outlook from Chapel Road.



A replacement native hedge of high species variety is proposed to be delivered as part of the landscaping scheme to the front of the eastern homes, which replaces the linear landscape feature. Once established, this will re-strengthen the boundary character over time. Overall, there will be a 17.67% increase in hedgerow units on site representing a significant net gain in hedgerow on site.

- Additional tree planting at intervals

‘Additionally, where feasible, the scheme should reinforce this feature through the integration of additional tree planting at intervals, thereby safeguarding its long-term contribution to the character of the area.’

Additional planting in a less linear form is proposed in the eastern area of the site particularly, ensuring continuity of the historic field edge pattern. This also improves age diversity and species composition across the site. Further tree planting is also proposed along the main street associated with the rain gardens.

Landscape and Visual Impact

Comments pertaining to landscape advice are provided by Place Services on behalf of Horsham District Council.

With regard to landscape, the main comments refer to the methodology used, noting the need to comply with the recent Technical Guidance Note ‘TGN 02-21: Assessing landscape value outside national designations’. They also request that summary tables accompany the LVIA and clarify the approach towards final judgements and where judgements have been combined. The summary tables are also requested in respect of visual amenity.

Please refer to the updated/revised Landscape and Visual Appraisal and Landscape Plans submitted. For ease a summary of the amendments to the LVA are provided below:

- “Narrative updates throughout the report to reflect recent design changes and improve clarity.
- Inclusion of winter viewpoint photography from all agreed viewpoints, following an additional visual survey undertaken in March 2026.
- Enhanced viewpoint sheets, with added annotations and contextual information to aid interpretation of view locations and Site context.
- Updated Section 3 to include reference to the Itchingfield Neighbourhood Plan, formally made on 08 October 2025 (subsequent to the previous LVIA iteration).
- Expanded guidance list (Appendix 2, Paragraph 1.3) to include all relevant current documents, including TGN 02-21: Assessing Landscape Value Outside National Designations.
- Revised Section 6, providing clearer explanation of the likely impacts that informed the design and embedded mitigation, and distinguishing more explicitly between primary and secondary mitigation measures.
- Full update of Section 6 to reflect the revised design layout and landscape strategy.
- Updates to Sections 7 and 8 to ensure consistency with the revised design and mitigation proposals.
- Clarification of the appraisal of landscape features’ value, explaining how this informed the design process and protection of key features. The assessment of effects on physical features within and along Site boundaries has been clearly separated from the assessment of effects on landscape character.



- Introduction of a dual temporal assessment for operational effects, with impacts now assessed at both Year 1 (post-planting, pre-maturity) and Year 15 (established planting), rather than Year 15 only.
- Provision of summary tables for both landscape and visual effects appraisals in Appendix 3.
- Revised report summary (Section 9), updated to reflect all amendments introduced in Revision B.”

It is important to recognise that any development of a green field is likely to result in some adverse change in landscape terms. However, a number of measures have been included to create an attractive new space, most significantly of which is a large area of new landscaped open space. The site is also a draft allocation recognising the ‘in principle’ capacity of the site to accommodate development.

In addition, comments regarding the layout and appearance have been addressed throughout the revised landscape plans, the ecology reports, and the AIA and tree protection plans.

We trust that the above has addressed the concerns raised with regard to Landscape and that the proposed development can now be supported and viewed positively.

Ecology

Please refer to the updated / revised Biodiversity Net Gain (BNG) Feasibility Assessment & Outline Habitat Management and Monitoring Plan (HMMP) and BNG Statutory Metric Calculation. In addition to this, a BNG Technical Note has also been provided.

In summary, the additional submission addresses the following:

- Tree T80 (small tree) is not included in the BNG metric and T81 (as a medium tree) has been included in the submitted revised BNG metric as appropriate.
- Concerns regarding the removal of the hedge have been addressed above, see Landscape subsection.
- The buffer zone is at least 15 metres; this wording has been amended in the updated BNG report.
- The LAP itself will be hardwearing grass and has been recorded as modified grassland and the area surrounding the LAP will be flowering lawns managed to a short sward height. These would be suitable for recreational play and are targeted no higher than “poor” condition.
- With regard to the HMMP, extracts from the official Defra Habitat Condition Assessment Document have been provided which confirm that three passes is sufficient to achieve moderate condition in both other neutral grassland and mixed scrub.

We trust that the amendments and technical note address the concerns and comments raised by the Ecology officer and that the proposal can therefore be supported.

Drainage and Flood Risk

We note that West Sussex County Council, as the Lead Local Flood Authority (LLFA) did not object to the proposal ‘as submitted’, provided that suggested conditions were attached to a planning consent.

The drainage proposals have been slightly amended to accommodate the layout changes set out above. Please refer to the submitted revised flood risk assessment, surface water



drainage strategy, impermeable areas and exceedance routing plans, and the revised access road profiled and site levels strategy. The amendments undertaken still follow the principles of the 'as submitted' proposals and ensure that the amended proposals can still be viewed positively by the LLFA.

Air Quality and Transport

Horsham District Council's Environmental Health & Licensing have requested further information be provided, particularly in relation to the mitigation measures. In response to this, please refer to the revised Air Quality Emissions Mitigation Statement.

In summary, the revised report:

- Confirms that the scheme includes a £150 Sustainable Travel Voucher for every dwelling supporting the purchase of a new bicycle and / or cycling equipment or access to cycle training. It is noted that this measure is not required by the Highway Authority and is provided specifically to offset the development's calculated emission impact.
- Confirms that every dwelling will include an EV charging point.
- Lastly, the report now includes itemised costs as requested by HDC, which demonstrates that the mitigation exceeds the calculated Air Quality damage cost, thus no further measures are required.

In addition, an additional 4-space graveled car park is provided near the site access, which is included in direct response to concerns raised by the parish and some local residents. The provision of this parking near the local shop and pub will enable short stay parking for those wanting to use those businesses and result in a net gain in parking in the immediate area. The proposals continue to allow for parking along Chapel Road immediately outside of the shop as well, as providing enhanced crossing facilities.

We note that the West Sussex County Council, as the Highways Authority, have not objected to the proposals 'as submitted'. The amendments and revised reports have been provided in response to other comments, and we trust that the Highways Authority will continue to consider the scheme acceptable.

Construction Management

Miller Homes are committed to being good neighbours to existing local residents and businesses as they build the proposals. The application will be subject to planning conditions which will require the submission of a detailed Construction and Traffic Management Plan (CTMP), which will need to detail such things as delivery timings, construction traffic routing, and parking management.

As is the case with any development, construction will inevitably result in a degree of disruption, however, the CTMP will be devised to minimise this as far as possible. This will include measures to make sure access to local facilities, such as the shop and pub, remain to reduce the impact on those businesses as far as possible.

The Principle of Development

The Parish council object to the application 'as submitted' and have raised concerns regarding the conflict with the Itchingfield Neighbourhood Plan, drainage and flood risk, traffic and travel, foul drainage, sewerage capacity and pollution risk, deliverability of essential utilities and infrastructure, design and character, loss of hedgerow and impacts on ancient woodland and biodiversity, and impacts on local businesses.



With regard to the Barns Green and Itchingfield Neighbourhood Plan (BGINP), our position set out in the planning statement remains. The proposals do not conflict with the Neighbourhood Plan, which does not contain any policies explicitly prohibiting residential development in the countryside. There is also an acute need for new housing, as evidenced by the current inability of HDC to demonstrate a 5YHLS and the local plan examining inspectors' confirmation that HDC need to identify *more* sites for housing to be allocated in the plan. As an already identified draft allocation for housing, in this context the delivery of housing represents a significant reason for granting development on the site.

We have undertaken amendments to the scheme's design and layout in seeking to address the comments from the Parish Council, as well as the other relevant consultees and we have provided revised reports which continue to confirm the benefit and that any impacts can be deemed acceptable and in accordance with the national and local policies.

4.0 Conclusion

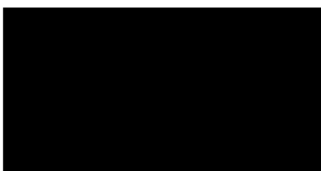
In summary, the amendments proposed and additional information provided are considered to address the residual concerns raised by consultees to the application. The amended proposals represent a high-quality scheme. Some of the key benefits arising from the development include:

- New, high quality, highly efficient, new homes, including affordable homes to meet identified local needs in line with the housing officer's comments
- Improved design through sympathetic updates to the scheme to address concerns, including introduction of more organic building lines, and the removal of the apartment block and replacement with traditionally scaled and detailed maisonettes.
- Economic benefits through the growth of residents in the village and the support this will provide to local businesses through increased custom.
- New publicly accessible landscape open space at the heart of the village, to include a local area of play to compliment existing provision in the area.
- Re-lighting a culverted watercourse in line with LLFA best practice which will provide an attractive feature to the site frontage
- Provision of significant Biodiversity Net Gain on site, including a net increase in species rich native hedgerow on site
- Provision of a new min-car park for the use of local residents to assist with access to village facilities.
- Inclusion of additional landscape planting, including street trees and integrated rain gardens to provide drainage, ecology and landscape benefits.

We are confident that the amendments made will address the remaining technical consultee concerns. Overall, the development represents a high-quality scheme that should be supported and will make a meaningful contribution to assisting with meeting HDC's housing needs.

Kind Regards,

Nick Billington MRTPI



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