ITCHINGFIELD PARISH COUNCIL

33 Smugglers Way
Barns Green
Near Horsham
West Sussex

4th January 2024

Development Control Committee – Area North
Horsham District Council
Park side,
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Planning Officer

Following the Parish Council Meeting on 18th December 2023, this is to confirm that Itchingfield Parish Council would like to make the following representation to be put before Planning Committee (North) on Tuesday 9th January 2023:

DC/23/2104 – 3 Greenfield Farm, Valewood Lane, Barns Green – Change of use of land for 6 no. gypsy residential units along with full drainage, car parking, soft and hard landscaping and creation of a new access.
Itchingfield Parish Council recommends this planning application for **Refusal** for the following reasons:

1. The planning application form states that the site is not visible from the public highway, but It is clearly visible from West Chiltington Lane.
2. The application form states that the development is for gypsy dwellings, but no utility buildings are shown, which are normally required.
3. The application form also states that the dwellings are for market housing. This cannot be, as the restriction on occupation is limited to gypsies, by definition.
4. The application does not include a water neutrality statement.
5. Itchingfield Parish is concerned from past and indeed current experience that the run-off water from the septic tanks will find its way into the local road ditches along with the surface water run-off. This in turn will find its way into and contaminate the lakes in the grounds of Eastlands which is on the opposite side of West Chiltington Lane.
6. This is over development. The application is not in line with HDC policy to limit Gypsy and Traveller sites to 11 dwellings to avoid internal conflict or overburdening the local area. There are already 14 pitches on Greenfield Farm which is adjacent. There are also some 7, or 8 pitches currently illegally occupied on the adjacent traveller site, Kingfisher Farm.

DC/23/1327 – Amendments to planning application - Barns Green Playing Field and Village Hall Charitable Trust, 5 Muntham Drive, Barns Green – Land adjacent to Barns Green cricket field known as the Jubilee Field including the arboretum. Works for proposed permeable path to Jubilee field for access to and around existing Arboretum.
The original application was refused due to the extra paths crossing the field which were not in the originally agreed proposal. This iteration of the application removes these paths. The plan shows a wider path between the car park and the arboretum and narrower paths round the reminder of the field. However, the section offered shows the path width as being 2 metres throughout. The path construction will need to be amended to comply with the HDC arborist's request that the path is constructed on the surface within 12 metres of the tree to avoid damage to the roots of the Oak tree and for the path to be re-routed so that it is, at least 2 metres from the base of the tree. Providing the path width is clarified and the formally requested amendments are carried out, Itchingfield Parish Council has no objections to this planning application.

DC/23/0460 – Mill Farm, Mill Lane, Itchingfield – Demolition of an agricultural building and the erection of a dwelling (as an alternative to prior approval of DC/21/2075.
Itchingfield Parish Council considered this application and recommended it for approval at its meeting in May 2023. Itchingfield Parish Council would continue to support the development providing the issues raised by the HDC Arboriculturist regarding increased use of the land adjacent to the ancient woodland and issues regarding Water Neutrality are addressed.

DC/23/2164 – Cross Lane Farm, Cross Lane, Barns Green – Proposed change of use of existing Equestrian Sand School/All weather Riding Surface to Dog Agility Training. Together with reinstatement of existing vehicular entrance to Cross Lane Farm.
Itchingfield Parish Council has no objections to this planning application.

HRA/23/0023 – Clayfield Farm, Valewood Lane, Barns Green – Regulation 77 of the Conservation of Habitats and Species Regulations in respect of prior Approval consent DC/21/1998.
Itchingfield Parish Council has no objections to this planning application.

DC/23/2063 – 2 Valewood Close, Valewood Lane, Barns Green – Variation of Condition 1 of previously approved application DC/10/1845, (first floor extension, rear ground floor extension, conversion of single garage and recontruct Porch with minor enlargements). Alterations to the internal layout.

The 'Non Material Changes' applied for, change the originally approved dwelling from a 3 bedroom to a 5 bedroom dwelling with a loss of a car parking space. No details are shown for the provision of on-site parking which will need to be in compliance with current regulations. The proposed west wall of the property is taken to the boundary line. How is it to be built and maintained? Itchingfield Parish Council notes that in the application, it states that the proposed revised plans make the new footprint smaller, however the plans show it to be bigger. The plans are totally unclear and the information given is not accurate or sufficient. On these grounds the Parish Council recommends this application to be **refused** for approval as presented.

DC/23/2166 – Rosewood Barn, Two Mile Ash, Barns Green – Non Material Amendment to previously approved application DC/21/2323 (Conversion of Barn to form a three bedroom dwelling house) for minor changes to fenestration and proposed internal layout and the installation of flue to northern roof slope.

Itchingfield Parish Council recommends this planning application for approval.

DC/23/2141 – Bramble Hill Farm, Five Oaks Road, Slinfold – Change of use of land from agriculture to use of land for highway maintenance (storage of rock salt for spreading) and associated hardstanding and concrete blocks.

This planning application is actually in Slinfold and has been sent to both parishes.
Itchingfield Parish Council has no objections to this planning application.

Kind regards

Penny Simpson,
Chairman to Itchingfield Parish Council