



Land at Chapel Road, Barns Green

Planning and Affordable Housing Statement

June 2026

Project Chapel Road, Barns Green

ABC Reference ABC/0333/05

Local Authority Horsham District Council

Client Shanly Homes (Southern)

Issue Final

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Date June 2026

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1. Introduction

- 1.1 This planning statement has been prepared by Andrew Black Consulting on behalf of Shanly Homes (Southern) in relation to a full planning application on the Land at Chapel Road in Barns Green.
- 1.2 The application seeks full planning permission for the development of 31 dwellings for including affordable homes, internal access roads, landscaping and associated infrastructure.
- 1.3 This statement sets out the following information:
 - Site and Surroundings
 - Proposed Development
 - The Development Plan
 - Planning Policy Considerations
 - Planning Obligations
 - Conclusions
- 1.4 The following documents have been submitted with this application:
 - Completed Application Form
 - Design and Access Statement
 - Full Drawing Pack
 - Transport Statement
 - Heritage Impact Assessment
 - Flood Risk and Drainage Strategy
 - Air Quality Assessment
 - Archaeological Desk Based Assessment
 - Sustainability and Energy Statement
 - Arboricultural Implications Report
 - Preliminary Risk Assessment – Site investigation
 - Groundwater Monitoring Report
 - Preliminary Mineral Resource Assessment
 - Preliminary Ecological Assessment
 - BNG Metric
 - Statement of Community Involvement
- 1.5 Prior to submission of the application, the applicant engaged in public consultation with local residents and stakeholders as recommended in the NPPF.

2. Site and Surroundings

- 2.1 The application site comprises of an agricultural field currently used for grazing with stabling and an enclosure to the north west.
- 2.2 The site slopes from the north west to the south east and covers an area of approx. 1.88ha.



Figure 1 – Site Location

- 2.3 The site is currently accessed at two points via Muntham Drive. One to the north west into the stable enclosure, with the other to the north east into the main field.
- 2.4 The site is neighboured by 2 storey detached houses to east, fields to south and east and a Village Hall with playing fields to the north.
- 2.5 The Grade II listed Bennetts sits to the east of the site fronting Chapel Road.
- 2.6 The Design and Access Statement submitted with the application sets out details of the Site Context and Constraints & Opportunities.
- 2.7 The site does not have any relevant planning history.
- 2.8 A planning application (DC/25/2057) for 68 dwellings was submitted on the land directly to the south (also allocated in the draft Local Plan) in December 2025 by Miller Homes. The application remains undetermined at the time of submission of this application.



Figure 2 – Miller Homes Development on land to the south.

3. Proposed Development

3.1 The development proposes 31 dwellings on the site with access from Chapel Road.



Figure 3 – Proposed Site Layout

3.2 The Design and Access Statement summarises the key features of the site as follows:

- Plot 1 has been positioned to allow for a spacious access into the development, maintaining the open feel along Chapel Road.
- The layout reduces in density as it moves further west to allow for a softer transition to the open fields beyond.
- As the site rises to the north west, the ridge heights of the proposed dwellings reduces, reducing the visual impact on the development from the surrounding area.
- Development has been positioned away from boundaries to prevent any impact on the surrounding boundary trees.
- A pedestrian footpath has been provided to the north east of the site to create a link to the Village Hall and play area beyond.



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- Development has been located to create a landscaped buffer to the Grade ii listed Bennetts to the east of the site.

3.3 The development proposes the following schedule of accommodation:

House Type	Total Floor Area Sq ft	Proposed No of Units
Private Dwellings		
A 3 bed / 6 person house	1194	5
A1 3 bed / 6 person house	1335	1
B 4 bed / 8 person house	2014	2
B1 4 bed 8 person house	2051	2
C 4 bed / 8 person house	1966	1
D 5 bed / 10 person house	2303	3
E 2 bed / 4 person house	870	6
Total Private		20
Affordable Dwellings		
3 bed / 5 person house	1053	3
1 Bed / 2 Person apartment	660	1
1 bed / 2 person apartment	560	3
2 bed /3 person apartment	668	2
2 bed / 4 person apartment	753	2
Total Affordable		11
Total Dwellings		31

3.4 The proposed mix of dwellings is summarised as follows:

House Type	Affordable %	Private %
1 bedroom	36%	0%
2 bedroom	36%	30%
3 bedroom	28%	30%
4+ bedroom	0%	40%



4. The Development Plan

- 4.1 The development proposal will be assessed against the National Planning Policy Framework (NPPF) and policies contained within the Horsham District Council Development Plan.
- 4.2 Section 38 (6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.3 For the purposes of the determination of this planning application the development plan consists of:
- Horsham District Planning Framework (HDPF)
 - Barns Green and Itchingfield Neighbourhood Plan 2024-2031.
- 4.4 The following supplementary planning documents and guidance are considered to represent material considerations:
- Planning Obligations and Affordable Housing SPD (2017)
 - Community Infrastructure Levy CIL Charging Schedule (2017)
 - Shaping Development in Horsham District – Planning Advice Note (September 2025)
 - Biodiversity and Green Infrastructure – Planning Advice Note (October 2022)
 - Facilitating Appropriate Development Document

Housing Requirement, Delivery and Supply

- 4.5 The housing requirement as derived through the local plan examination is for 819 dwellings per annum (dpa). and the
- 4.6 The most recent Housing Delivery Test results published in December 2024 shows that the council provided just 62% of the required housing over the previous three years.

	2021-22	2022-23	2023-24
Homes Required	625	1,047	1,047
Homes Delivered	736	576	414

- 4.7 The most up-to-date five year housing land supply position for the council was confirmed in appeal decision at Land to the east of Charlwood Drive, Henfield in May 2026 (ref APP/Z3825/W/25/3376143) at 1.7 years.

Water Neutrality

- 4.8 On 31 October 2025, Natural England issued a withdrawal statement confirming that its Water Neutrality Position Statement of September 2021 has formally been withdrawn.



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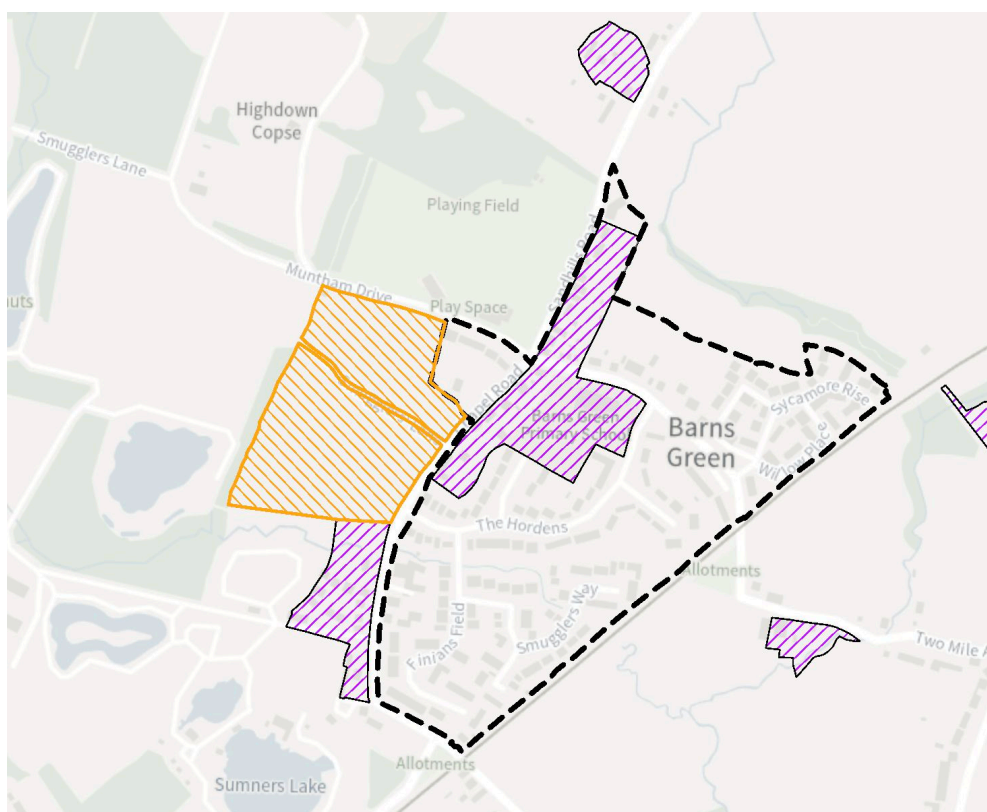
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- 4.9 For individual applications, the council will now be using the 2024/25 water efficiency savings made by Southern Water to allow all development to move forward as water neutral from 1st November 2025.
- 4.10 For applications, the council has confirmed that this means that:
- No water neutrality statement is now required;
 - No payment into SNWCS is needed to use the Southern Water capacity referred to above;
 - No bespoke conditions or s106 obligations are required to demonstrate water neutrality.
- 4.11 The council has confirmed that as the area remains at significant water stress, all applications for housing will be required by condition to comply with Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework.

Emerging Local Plan

- 4.12 The replacement Local Plan was submitted for examination in July 2024. Hearings were delayed whilst water neutrality matters were resolved.
- 4.13 Hearings recommenced in April 2026. The inspector wrote to the council in May 2026 setting out requirements for further sites to be identified to make up for the shortfall within the plan. It is anticipated that further hearings will take place on additional site allocations towards the end of the year.
- 4.14 The submission version of the plan identified three separate sites in Barns Green under Strategic Policy HA6 Barns Green.

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- 4.15 The application site is identified under reference *BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)*.
- 4.16 Policy HA6 identifies two requirements under policy BGR2 as follows:
- 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).*
- 4.17 These are matters which are addressed through the submission of reports accompanying the application and are addressed in this statement.
- 4.18 The site was assessed under reference SA510 within the Site Assessment Report which forms part of the evidence base for the Local Plan. The extract from the document is set out in appendix 1 of this statement.

Facilitating Appropriate Development

- 4.19 The Council has been unable to demonstrate a 5-year land housing supply for some time and has also failed the Housing Delivery Test in successive recent years.
- 4.20 The Council has published the Facilitating Appropriate Development (FAD) document to which establishes the following criteria for positively determining applications which meet the following requirements.



- *The site adjoins the existing settlement edge as defined by the Built Up Area Boundary;*
- *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.*

4.21 For the reasons set out within this planning statement, the application would comply with all these requirements and must therefore be determined positively by the council.

Water Neutrality

4.22 On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn.

4.23 This follows agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction will ensure with sufficient certainty that development will not adversely impact the protected Arun Valley habitats

4.24 For individual applications, the council will be using the 2024/25 water efficiency savings made by Southern Water to allow all development to move forward as water neutral from 1 November 2025.

4.25 For applicants, this means that:

- No water neutrality statement is now required;
- No payment into SNWCS is needed to use the Southern Water capacity referred to above;
- No bespoke conditions or s106 obligations are required to demonstrate water neutrality.

4.26 Given the area remains at significant water stress, all applications for new housing will be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework. This is addressed in other sections of this planning statement.



5. Planning Policy Considerations – Horsham District Planning Framework

- 5.1 This section of the planning statement sets out compliance with the key planning policies as set out in Horsham District Planning Framework (HDPF).

Principle of Development

- 5.2 Policy 3 of the HDPF sets out the Development Hierarchy for the district. Barns Green is identified as a 'Medium Village' and sets out that:

These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements

- 5.3 Policy 4 of the HDPF sets out the following requirements in relation to Settlement Expansion:

The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where,

- 1) The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.*

- 5.4 The site is identified for allocation in the emerging Local Plan.

- 5.5 As set out, the council cannot currently demonstrate a five year housing land supply and a significant shortfall exists. Accordingly, it is accepted that existing boundaries in the Local or Neighbourhood Plans will need to be breached and that sites identified in the emerging plan can come forward ahead of its adoption.

- 2) The level of expansion is appropriate to the scale and function of the settlement type. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.*

- 5.6 It is considered that the development of 31 dwellings would be appropriate to the scale and function of Barns Green as a settlement.

- 3) The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and*

- 5.7 For the reasons set out within this statement, it is not considered that the development individually, or in conjunction with the planned development to the south would conflict with the development strategy. Both sites are identified in the emerging plan which has a substantial evidence base in the form of Sustainability Appraisals and Settlement Hierarchy Studies to support such growth.



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4) *The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.*

5.8 The site is very well contained and the layout seeks to enhance the landscape setting of the site.

5.9 Overall, the principle of development for the site is firmly established and is in full accordance with the emerging development plan.

Meeting Local Housing Needs

5.10 Policy 16 of the HDPF sets out the requirements for meeting housing needs. These are set out below with comments made against each in turn.

1) *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 in order to create sustainable and balanced communities.*

5.11 The proposed mix of dwellings is summarised as follows:

House Type	Affordable %	Private %
1 bedroom	36%	0%
2 bedroom	36%	30%
3 bedroom	28%	30%
4+ bedroom	0%	40%

2) *The appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.*

5.12 It is considered that the proposed mix of dwellings is entirely appropriate for the character of the site and density of the surrounding area.

3) *In order to meet the proven needs of people who are not able to compete in the general housing market, all residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:*

A. *On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable.*

b. *On sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site.*

5.13 As set out, the development will provide 11 of the 31 dwellings as affordable homes. This equates to 35% of the dwellings.

4) *If a development site is sub-divided so as to create two or more separate development schemes one or more of which falls below the relevant threshold,*



the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.

- 5.14 There is no sub-division of the site.
- 5.15 The development is wholly compliant with the requirements of policy 16 in relation to meeting local housing needs.

Environmental Protection

- 5.16 Policy 24 of the HDPF sets out a number of requirements in relation to environmental protection for new developments. These are set out below with comments made against each in turn.

1) Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;

- 5.17 The application is accompanied by a Preliminary Risk Assessment which shows the overall risk classification of the site to be considered as low.

2) Are appropriate to their location, taking account of ground conditions and land instability;

- 5.18 The application site has normal ground conditions and there are no issues with land instability.

3) Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;

- 5.19 The Preliminary Risk Assessment does not identify any issues with ground water or drinking water supplies.

4) Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;

- 5.20 An Air Quality Assessment has been prepared by Redmore Environmental and is submitted with the application.

- 5.21 Potential emissions from the proposals were assessed in line with the requirements of the Air Quality and Emissions Mitigation Guidance for Sussex. This included completion of an Emissions Mitigation Assessment in order to determine the appropriate level of mitigation required for the scheme. Based on the assessment results, air quality factors are not considered a constraint to planning consent for the proposals.

5) Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;

- 5.22 The Air Quality Assessment shows no impact or conflict in this regard.



6) Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and

5.23 As set out the Air Quality Assessment shows no impact and this can be dealt with through appropriately worded conditions added to any future planning permission.

5.24 Overall, the application is considered to be fully compliant with the requirements of policy 24 in relation to Environmental Protection.

Natural Environment and Landscape Character

5.25 Policy 25 of the HDPF sets out a number of requirements in relation to the natural environment and landscape character. These are set out below with comments made against each in turn.

The Council will support development proposals which:

1) Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

5.26 A Landscape and Visual Impact Assessment has been prepared by ACD Environmental and is submitted with the application. This sets out that the site currently has a degree of enclosure and containment of views within the landscape from the existing hedgerows and trees which restrict views. In terms of visual amenity, the site as a whole is enclosed from all boundaries. The existing vegetation along these site boundaries provides visual barriers.

2) Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.

5.27 The site is not within any established Green Infrastructure Network. The proposed development retains a high degree of the existing green infrastructure on the site and incorporates a buffer around the perimeter of the site into the proposed layout.

3) Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

5.28 The application is accompanied by a Preliminary Ecological Appraisal which shows that there is no adverse impact upon existing ecology, designate sites or species as a result of the development. The development will also deliver a net gain in biodiversity as demonstrated in the submitted metric.

4) Conserve and where possible enhance the setting of the South Downs National Park.

5.29 The site is not within the setting of the South Downs National Park



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- 5.30 Overall, the application is fully compliant with policy 25 of the HDPF in respect of Natural Environment and Landscape Character.

Green Infrastructure

- 5.31 Policy 31 of the HDPF sets out a number of requirements in relation to the green infrastructure and biodiversity. These are set out below with comments made against each in turn.

1) Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

- 5.32 The site is not within any established Green Infrastructure Network. The proposed development retains a high degree of the existing green infrastructure on the site and incorporates a buffer around the perimeter of the site into the proposed layout.

2) Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

- 5.33 The application is accompanied by a Preliminary Ecological Appraisal which shows that there is no adverse impact upon existing ecology, designate sites or species as a result of the development. The development will also deliver a net gain in biodiversity as demonstrated in the submitted metric.

3) Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

- 5.34 An Arboricultural Implications Report has been prepared by SJA Trees and is submitted with the application. The report demonstrates that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that are "existing important landscape and natural features" are to be removed. The proposed partial removal of the groups of trees will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

4) a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)



- ii. *Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)*
- iii. *Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.*

5.35 The site is not within close proximity to and SPA, SACs, SSSIs, NNRs LNRs or SNCIs.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

- i. *The reason for the development clearly outweighs the need to protect the value of the site; and*
- ii. *That appropriate mitigation and compensation measures are provided.*

5.36 The Preliminary Ecology Report shows no impact in this regard.

5) Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

5.37 The site does not have potential to impact on the Arun Valley SPA or Mens SAC.

5.38 Overall, the application is in full compliance with policy 31 in respect of Green Infrastructure.

The Quality of New Development

5.39 Policy 32 of the HDPF sets out a number of requirements in relation to development quality These are set out below with comments made against each in turn.

In particular, development will be expected to:

1) Provide an attractive, functional, accessible, safe and adaptable environment;

5.40 The Design and Access Statement sets out the safe access to the site and individual dwellings.

2) Complement locally distinctive characters and heritage of the district;

5.41 As set out, the application is accompanied by a Heritage Impact Assessment which concludes that the proposed development would respect the local character and not cause any detrimental impact to nearby heritage assets.

3) Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;



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5.42 The proposed dwellings are of high quality and will integrate with the surrounding settlement of Barns Green.

4) Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and

5.43 The proposed development is in accordance with its identification in the emerging development plan for housing

5) Help secure a framework of high quality open spaces which meets the identified needs of the community.

5.44 Each of the dwellings is provided with private garden land. A pedestrian footpath has been provided to the north east of the site to create a link to the Village Hall and play area beyond

5.45 Overall, the application would be fully compliant with policy 32 in respect of the Quality of New Development.

Development Principles

5.46 Policy 33 of the HDPF sets out a number of development principles in respect of enhancing the natural and built environment. These are set out below with comments made against each in turn.

1) Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

5.47 The existing site is not previously developed land, but the proposed development would make efficient use of the land in accordance with its allocation in emerging development plan.

2) Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

5.48 The development positions the dwellings in the centre of the site and retains the landscape buffers around the perimeter. It is not considered that the proposed scheme would give rise to any unacceptable impact on the amenity of neighbouring properties.

3) Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

5.49 As set out, the layout is considered sympathetic to the surrounding area and landscape as demonstrated in the Design and Access Statement.

4) Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

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5.50 As set out, the layout is considered sympathetic to the character of the local area as demonstrated in the Design and Access Statement

5) Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

5.51 The appearance of the scheme will be reflective of the traditional vernacular of the site, incorporating detailing found on surrounding buildings. Examples of the following details are common within the local area:

- Gable roofs
- Projecting ground floor bays
- Tile hanging to first floor
- Chimneys
- Weatherboarding
- Red / Orange bricks
- Brown plain clay roof tiles.

6) Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

5.52 The Landscape Masterplan submitted with the application demonstrates the retention of the landscape buffer surrounding the site.

7) Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

5.53 A Sustainability & Energy Statement has been prepared by Bluesky Unlimited and is submitted with the application. This demonstrates consideration to layout and maximising benefit from daylight / sunlight / solar energy.

Proposals will also need to take the following into account where relevant:

8) Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

5.54 Car and cycle parking is provided individually for each dwelling in accordance with the requirements of WSCC.

9) Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including



appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

- 5.55 The development will comply with the principles of Secured by Design. Compliance with this can be secured by way of appropriately worded condition added to any future planning permission.

10) Contribute to the removal of physical barriers; and,

- 5.56 There are no physical barriers on site which require removal.

11) Make a clear distinction between the public and private spaces within the site.

- 5.57 A Landscaping Masterplan has been produced to accompany the application which includes attractive street planting in addition to improved boundary screening to break up views into the site and from the proposed dwellings

- 5.58 Overall, the application would be fully compliant with the development principles as set out in policy 33 of the HDPF.

Cultural and Heritage Assets

- 5.59 A Heritage Impact Assessment has been undertaken by HCUK and is submitted with the application.

- 5.60 The Site is not within a conservation area and contains no buildings other than a series of low and relatively ephemeral animal shelters in its northern end. However, it is directly adjacent to a listed building called 'Bennetts' and on the other side of Chapel Road are a series of further listed buildings.

- 5.61 In accordance with paragraph 215 of the NPPF, less than substantial harm to designated heritage assets should be weighed against the public benefits of the scheme in determining the application.

- 5.62 Under paragraph 216 of the NPPF, any harm resulting from the proposed development to the non-designated heritage assets should be weighed against the public benefits of the scheme.

- 5.63 The Heritage Impact Assessment (HIA) sets out the following conclusions:

The Site has no direct functional link to any of the listed buildings but does form part of their wider landscape setting. In its continued openness and rural character it provides these buildings with a distinct sense of continuity between today and the past where Barns Green was a very small collection of well spaced buildings along Chapel Road. Though it continues to enable the buildings to be understood in a way that is generally continuous with their past, it is also noted that the site is well screened and quite enclosed, with no public access except around its perimeters. As such the site itself, does not enable close or detailed opportunities to see or understand these assets.

The proposals will see the development of this Site with housing, access drives and associated structures and landscaping, this change will erode the openness and



change the character away from rural to domestic housing. This is identified as causing less than substantial harm to the assets and thus triggering paragraph 214 of the NPPF where Less than substantial harm might be balanced by public benefits. Such benefits are set out elsewhere in the application documents.

It is noted that the design has sought to render any detrimental effects to the lowest possible level, and this has been achieved with the retention of the current wooded boundaries; considerable set back to building positions preserving as much openness as possible; limiting any possible visual changes within the group of historic buildings; and, limiting change to the rural character of Chapel Lane. In combination with a careful design of the new buildings and a sensitive material palette which responds directly to the historic buildings in this area, the scheme will continue to sustain the sense of the evolution of this settlement, and leave the historic buildings as meaningfully prominent and capable of being understood and experienced without direct interference from new development.

- 5.64 Policy 34 of the HDPF sets out requirements in relation to development affecting Heritage Assets. These requirements are set out below with comments in relation to the proposed development set out against each.
- 1) Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- 5.65 Section 4 of the HIA sets out a Statement of Significance for nearby heritage assets.
- 2) Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- 5.66 Appendix 2 of the HIA sets out assessment of the heritage assets in accordance with the Historic England guidance.
- 3) Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- 5.67 The HIA states that the design has sought to render any detrimental effects to the lowest possible level, and this has been achieved with the retention of the current wooded boundaries; considerable set back to building positions preserving as much openness as possible; limiting any possible visual changes within the group of historic buildings; and, limiting change to the rural character of Chapel Lane.
- 4) Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
- 5.68 The contribution to the character of the area is set out in detail within the HIA.
- 5) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*



Chapel Road, Barns Green

Planning and Affordable Housing Statement

5.69 Appendix 2 of the HIA sets out that material such as red brick, tile hanging, render will be used inspired by local material, but the proposal is not seeking to replicate true vernacular and thus enabling evolution of settlement to be understood. Faux timber framing has been discarded after pre-app.

6) Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;

5.70 The proposed development would not cause harm to the viable and future use of the heritage assets.

7) Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and

5.71 The HIA sets out detailed assessment of the existing setting of the heritage assets and the impact of development upon this.

8) Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

5.72 An Archaeological Desk Based Assessment is submitted with the application which sets out detailed consideration of this matter.

Climate Change

5.73 Policy 35 sets out a number of requirements in relation to climate change. A Sustainability & Energy Statement has been prepared by Bluesky Unlimited and is submitted with the application. The requirements of policy are set out below with comments made against each in turn.

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1) Reduced energy use in construction;

5.74 The Sustainability and Energy Statement set out consideration of reduction of Construction Waste.

2) Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;

5.75 The Sustainability and Energy Statement includes detailed consideration of energy efficiency. The report demonstrates that the development achieves a significant reduction in site carbon dioxide emissions from energy efficiency measures and low-carbon and renewable technologies which is summarised as follows:



	Total Emissions	% Reduction
	kg CO ₂ per year	
Baseline (Building Regulations TER)	34,368	
Be Green - after energy efficiency and heat pumps (DER)	12,863	62.57%

3) *The use of decentralised, renewable and low carbon energy supply systems;*

5.76 The Sustainability and Energy Statement sets out that various technologies have been considered and whilst wind turbines, combined heat and power, ground source heat pumps and solar hot water heating panels are not considered appropriate the use of photovoltaic panels and air source heat pumps are considered feasible.

4) *The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and*

5.77 The Transport Statement submitted with the application demonstrates that The accessibility review confirms that the site offers realistic opportunities for travel by non-car modes. A continuous footway is available on the eastern side of Chapel Road connecting towards local services and bus stops, with crossing facilities provided in the vicinity of the bus stops and at the Chapel Road / Muntham Drive / Two Mile Ash Road crossroads. Cycling opportunities are supported by the surrounding network of rural lanes and access to the Downs Link (National Cycle Network Route 223) within a short cycling distance. The Department for Transport Connectivity Tool outputs also indicate that, when benchmarked locally, the site achieves a reasonable level of accessibility by sustainable modes for its rural context

5) *Measures which reduce the amount of biodegradable waste sent to landfill.*

5.78 This is a matter which can be dealt with via a Construction Management Plan which would be secured by way of appropriately worded condition added to any future planning permission.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

6) *Provision of appropriate flood storage capacity in new building development;*

5.79 *The site is within floodzone 1 and therefore not at risk of flooding.*

7) *Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;*

8) *Use of measures which promote the conservation of water and/or grey water recycling; and*

5.80 The Sustainability and Energy Statement sets out the water efficiency measures included in the development which will ensure that the water use target of less than 110 litres per person per day is achieved. Water efficient devices have been evaluated and will be installed. The specification of such devices will be considered at detailed design stage and each will be subject to an evaluation based on technical performance, cost and market appeal, together with compliance with the water use regulations.

9) Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

5.81 The Sustainability and Energy Statement sets out that passive measures include allowing for natural ventilation and exposed thermal mass coupled with high levels of insulation, air tightness and the control of solar gain. The Site Layout sets out all homes in the context of the shape of the site and the surrounding development but generally locates all with either an orientation towards, (i) southeast-northwest or (ii) southwest-northeast. The design provides all homes with access to direct sunlight throughout the day.

Sustainable Construction

5.82 Policy 37 sets out a number of requirements in relation to sustainable construction. These are set out below with comments made against each in turn.

- 1) Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;*
- 2) Limit water use to 110 litres/person/day;*
- 3) Use design measures to minimise vulnerability to flooding and heatwave events;*
- 4) Be designed to encourage the use of natural lighting and ventilation;*
- 5) Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;*
- 6) Minimise construction and demolition waste and utilise recycled and low-impact materials;*
- 7) Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;*
- 8) Incorporate measures which enhance the biodiversity value of development.*

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design. New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.



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Planning and Affordable Housing Statement

- 5.83 As set out, the application is supported by a Sustainability and Energy Statement which demonstrates compliance with requirements 1 to 6. The submitted Transport Statement demonstrates the encouragement for residents to use sustainable forms of transport. The application will also deliver a net gain in biodiversity as required.
- 5.84 Overall, the application would meet the requirements of policy 37 in respect of Sustainable Construction.

Flood Risk

- 5.85 Policy 38 sets out requirements in relation to flooding. A Flood Risk Assessment and Drainage Strategy Report has been prepared by Simpson TWS and is submitted with the application.
- 5.86 The requirements of policy 38 are set out below with comments made against each in turn.
- 5.87 These are set out below with comments made against each in turn.
- 1) Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;*
 - a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.*
 - b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.*
 - c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.*
 - d. require a site-specific Flood Risk Assessments for all developments over 1hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.*
- 5.88 The site has been identified to be in Flood Zone 1, which is land assessed to not be at risk of tidal / fluvial flooding.
- 5.89 The NPPF and Local Plan advises that all land uses are appropriate in Flood Zone 1 with it not necessary to pass the exception test. On this basis the development is considered appropriate in terms of national and local planning policy on flood risk.
- 2) Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).*
- 5.90 The site has also been identified to be at a low risk from all other sources of flood risk considered in the Strategic Flood Risk Assessment.
- 3) Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or*

incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.

5.91 The FRA sets out that a variety of SuDS will be used to manage surface water runoff from the development, with the systems arranged in series to form an effective surface water management train that collectively captures, conveys, and stores surface water runoff from the development whilst also delivering interception and pollution risk management.

5.92 The systems in conjunction with retained open space would also promote other environmental objectives of the development by providing a habitat for local plants and wildlife. The main components would include:

- Rainwater harvesting units located in rear gardens for the purposes of irrigation and cleaning of external areas.
- Permeable paving for interception and treatment of surface water runoff from private drives and parking areas.
- A combination of swales and bioretention systems for interception, treatment and conveyance of road runoff.
- A traditional below ground surface water drainage system located in the developments estate roads with narrow below ground attenuation tanks and flow controls, which control and store all runoff to a peak rate of 9.5 l/s for up to and including a 1 in 100 year including 45% allowance for climate change using a cascading approach.

4) Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.

5.93 Section 7.11 of the FRA includes a pollution mitigation assessment that identifies the SuDS systems would have a total pollution mitigation index matching or exceeding the recommended pollution hazard index for sources of surface water runoff on the development, thus confirming the SuDS components would provide suitable treatment of surface water runoff.

5.94 Section 7.12 of the FRA identifies that the development fulfils aims to maximise benefits for amenity and biodiversity through the inclusion of vegetated SuDS features for the management of surface water runoff, including swales and bioretention systems, which in conjunction with a habitat and landscaping enhancement scheme would maximise amenity and biodiversity compared to the existing situation.

5) Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.

5.95 The FRA sets out full details of the scheme in this regard.



Chapel Road, Barns Green

Planning and Affordable Housing Statement

6) Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements

5.96 The FRA sets out full details of the scheme in this regard.

5.97 Overall, the scheme is in full accordance with policy 38 in relation to flood risk.

Sustainable Transport and Parking

5.98 Policy 40 sets out requirements in relation to sustainable transport. A Transport Assessment has been prepared by Magna Transport Planning Ltd and is submitted with the application.

5.99 The requirements of policy 40 are set out below with comments made against each in turn.

5.100 Development will be supported if it:

1) Is appropriate and in scale to the existing transport infrastructure, including public transport.

5.101 The Transport Statement set out that the nearest bus stops are located on Chapel Road, approximately 210 metres south of the proposed site access, equating to around a three-minute walk. These stops are served by Routes 64, 74 and 74A.

5.102 While service frequencies of the buses reflect the context of the village, the provision enables access to employment, education, retail and onward public transport connections without reliance on the private car

5.103 Christ's Hospital Railway Station is located at approximately 3.7 kilometres northeast of the site, equating to five minutes of drivetime or 13 minutes on bike. All services at the station are operated by Southern, and there are two trains per hour to London Victoria (via Gatwick Airport) and Bognor Regis.

2) Maintains and improves the existing transport system (road, rail, cycle).

5.104 The proposed development would maintain the existing transport choices and the proposed dwellings are provided with adequate cycle parking to enable modal shift.

3) Is integrated with the wider network of routes, including public rights of way and cycle paths.

5.105 In addition to the main site access on Chapel Road, the existing gated access on Muntham Drive will be reinstated as a permeable pedestrian link. This will provide an alternative and more direct walking route to destinations to the north of the site, including the village hall, the nearby cricket and tennis clubs as well as existing public rights of way network.

4) Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.



Chapel Road, Barns Green

Planning and Affordable Housing Statement

5.106 The Transport Statement sets out that a series of definite measures are proposed as part of the development to reduce private car dependency and promote more sustainable modes of travel.

- Each dwelling will be provided with a secure space for at least two cycles, incorporating facilities for electric vehicle charging point to support the transition towards active and low-emission travel, in accordance with paragraph 117(e) of the NPPF.
- All homes will be connected to broadband infrastructure, thereby enabling effective homeworking and reducing the need for commuting journeys, consistent with paragraph 109(d) which encourages adaptation to changing transport technology and usage.
- Each household will also receive a Residential Travel Information Pack upon first occupation containing details of local public transport services, active travel routes and community facilities, helping residents to make informed travel choices from the outset.

5.107 In addition to these measures the Applicant would be willing to offer a one-off £100 bus or cycle voucher per household to incentivise public transport and active travel, in line with paragraph 109(e) of the NPPF.

5) Is located in areas where there are or will be a choice in the modes of transport available.

5.108 As established, there are a range of sustainable transport modes available to the proposed residents of the development.

6) Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.

5.109 As set out, the development proposes a link to the existing footpath network.

7) Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.

5.110 Any necessary improvements to the bus and rail services can be achieved through appropriate contributions secured through CIL.

8) Develops innovative and adaptable approaches to public transport in the rural areas of the district.

5.111 The Residential Travel Information Pack provided for each occupant of the new dwellings will set out this information.

9) Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.



Chapel Road, Barns Green

Planning and Affordable Housing Statement

5.112 The development would be served by a new priority bell-mouth access on Chapel Road, designed to provide safe and suitable access for all users. Visibility splays of 2.4 metres x 40 metres to the southwest and 2.4 metres x 41 metres to the northeast can be achieved, informed by measured 85th percentile speeds obtained from ATC surveys undertaken in October 2025. Pedestrian connectivity would be strengthened through new footway provision associated with the access arrangements, including an informal crossing point to the north, and through the reinstatement of the existing gated access on Muntham Drive as a permeable pedestrian link to destinations north of the site and the wider rights of way network.

10) Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem

5.113 The Transport Statement sets out details in this regard, and a detailed Green Travel Plan can be secured by way of appropriately worded condition added to any permission for the development.

5.114 Policy 41 of the HDPF goes on to set out requirements in relation to parking. These are set out below with comments made against each in turn.

1) Development should seek to improve parking in town centres so it is convenient, safe and secure. Parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality.

5.115 The application site is not within a town centre and this criterion is not relevant.

2) Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired.

5.116 Parking provision has been assessed against WSCC Guidance on Parking at New Developments (September 2020). The proposals provide 69.5 allocated spaces (equivalent to 70 spaces when rounded), which meets the calculated requirement of 64.4 spaces for the development, together with visitor parking which accords with WSCC guidance. Cycle storage will be accommodated within plots, with provision to enable at least two cycles per dwelling to be stored securely within a garage or suitable outbuilding

3) Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

5.117 The development does not involve the loss of any existing parking, and this criterion is not relevant.



Chapel Road, Barns Green

Planning and Affordable Housing Statement

4) Planning permission will not be granted for off-airport parking facilities related to Gatwick Airport unless a need can be demonstrated and all realistic alternatives have been examined.

5.118 The proposal is no to airport related parking and this and this criterion is not relevant.

5.119 Overall, the development is fully compliant with policy 41 of the HDPF in relation to parking.



6. Planning Policy Considerations – Barns Green and Itchingfield Neighbourhood Plan

- 6.1 The Barns Green and Itchingfield Plan contains a number of specific policies in relation to new developments. These are set out within this section and comments made against their requirements in respect of the proposed development.

POLICY 1 – Green Infrastructure Conservation

- 6.2 This policy states:

As appropriate to their scale, nature and location, development proposals shall, where practicable and consistent with other policies in this Plan, incorporate:

- (a) measures that will conserve, maintain and/or enhance the green infrastructure of the parish.*
- (b) provisions to produce additional green infrastructure.*
- (c) proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be supported.*

Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates land loss, whilst ensuring the protection of the existing ecosystem. In these circumstances the proposal concerned should demonstrate how it would achieve a net gain in biodiversity.

- 6.3 The site is not within any established Green Infrastructure Network. The proposed development retains a high degree of the existing green infrastructure on the site and incorporates a buffer around the perimeter of the site into the proposed layout.

AIM 2 – Managing Surface Water

- 6.4 This policy states:

Development proposals, which seek to reduce the risk of surface water flooding will be supported. Development proposals should seek to reduce existing run-off rates in the first instance. Development proposals which incorporate sustainable urban drainage techniques to manage surface water will be supported. Where technically feasible sustainable drainage techniques should include infiltration measures that reflect natural drainage patterns and manage water as close to its source as possible. Development proposals which seek to incorporate local measures to manage surface water will be supported.

- 6.5 The FRA sets out that A variety of SuDS will be used to manage surface water runoff from the development, with the systems arranged in series to form an effective surface water management train that collectively captures, conveys, and stores surface water runoff from the development whilst also delivering interception and pollution risk management



POLICY 2 – Biodiversity Conservation

6.6 This policy states:

As appropriate to their scale, nature and location, development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that seek to ensure and enable the protection, conservation and enhancement of the parish's biodiversity and ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.

Development proposals on greenfield sites, including any windfall development, would require a project-level Habitats Regulations Assessment that is supported by up-to-date data from bat surveys

6.7 The application is accompanied by a Preliminary Ecological Appraisal which shows that there is no adverse impact upon existing ecology, designate sites or species as a result of the development. The development will also deliver a net gain in biodiversity as demonstrated in the submitted metric.

POLICY 3 – Heritage Assets and Itchingfield Conservation Area

6.8 This policy states:

Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures which seek to conserve heritage assets in a manner appropriate to their significance. Special regard shall be given to the desirability of preserving any heritage building, or its setting, and/or any features of special architectural interest which the building possesses.

Development proposals for development within the Itchingfield Conservation Area and the setting within which it lies shall include measures which seek to conserve and enhance the Area.

6.9 A Heritage Impact Assessment has been prepared and is summarised in the previous section of this statement. This sets out the heritage assets close to the site and concludes that their setting and character would be preserved by the development.

POLICY 12 – Design parameters

6.10 The requirements of this policy are set out below with comments made against each in turn

As appropriate to their scale, nature and location development proposals will be supported where their character and design meets the following criteria:

- 1) Are of high-quality design and layout;*
- 2) Contribute positively to the private and public realm to create a sense of place;*
- 3) Respect the character and scale of the surrounding buildings and landscape;*
- 4) Protect open spaces and gardens that contribute to the character of the area;*



- 5) *Protect the identity and character of Barns Green and Itchingfield;*
- 6) *Do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7) *Create safe, accessible and well connected environments;*
- 8) *Protect existing landscape features and contribute to the parish's Green Infrastructure network;*
- 9) *Incorporate the use of local materials which are appropriate to the existing housing stock; and*
- 10) *Positively respond to the local vernacular character of the parish.*

- 6.11 The Design and Access Statement as submitted with the application, and the comments set out within other sections of this planning statement demonstrate compliance with the Neighbourhood Plan regarding Design Parameters.

POLICY 13 – Sustainable Design

- 6.12 This policy states:

Development proposals should seek to improve the sustainability of development.

Development proposals should, where practicable and subject to other policies in this Plan, incorporate the following measures:

- (a) Electric car charging points*
- (b) Solar panels of appropriate and unobstructive design.*
- (c) Solar heating panels, ground- and air-source heat system.*

- 6.13 The Energy and Sustainability Report submitted with the application shows full compliance with these requirements.

Policy 14 – Housing Mix

- 6.14 This policy states:

Development proposals should provide a mix of predominantly one, two, three, bedroom houses, subject to any particular development needs of the site concerned.

- 6.15 The proposed mix of dwellings is summarised as follows:

House Type	Affordable %	Private %
1 bedroom	36%	0%
2 bedroom	36%	30%
3 bedroom	28%	30%
4+ bedroom	0%	40%



POLICY 15: Parking Provision

6.16 This policy states:

Development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.

6.17 Parking provision has been assessed against WSCC Guidance on Parking at New Developments (September 2020). The proposals provide 69.5 allocated spaces (equivalent to 70 spaces when rounded), which meets the calculated requirement of 64.4 spaces for the development, together with visitor parking which accords with WSCC guidance. Cycle storage will be accommodated within plots, with provision to enable at least two cycles per dwelling to be stored securely within a garage or suitable outbuilding

Policy 16: Water Neutrality

6.18 Policy 16 of the Neighbourhood Plan sets out a number of requirements in relation to Water Neutrality. The requirements of the Neighbourhood Plan in relation to water neutrality have therefore been superseded. This position has subsequently been updated as set out in previous sections of this report. The requirements of this policy are set out below with comments made against each in turn



7. Planning Obligations

- 7.1 The Community Infrastructure Levy (CIL) Charging Schedule was adopted by the council in April 2017.
- 7.2 The site is located within Charging Zone 1. The CIL Charge for 2026 for residential development in this area is £188.81 per sqm. Completed CIL Forms are submitted with the application.
- 7.3 Policy 39 of the HDPF sets out the following in relation to Infrastructure Provision
- 1) *The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangements for the improvement of the infrastructure, services and community facilities caused by the development being provided.*
 - 2) *Where there is a need for extra capacity, this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment and amenities of existing or new local residents is not adversely affected.*
 - 3) *To ensure required standards are met, arrangements for new or improved infrastructure provision, will be secured by planning obligation / Community Infrastructure Levy, or in some cases conditions attached to a planning permission, so that the appropriate improvement can be completed prior to occupation of the development, or the relevant phase of the development.*
- 7.4 The applicant will liaise with the council throughout the determination of the application to agree any planning obligations which will need to be secured by way of legal agreement.



8. Conclusions

- 8.1 This planning application seeks full planning permission for the development of 31 dwellings for including affordable homes, internal access roads, landscaping and associated infrastructure.
- 8.2 The application is submitted with a full suite of documents and plans in compliance with the local validation requirements.
- 8.3 This statement sets out the site and surroundings alongside full details of the proposed development. The statement sets out detailed consideration of compliance with the policies in the existing local plan and neighbourhood plan.
- 8.4 Importantly, the application site is identified in the emerging local plan under reference *BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes)*.
- 8.5 The council is unable to demonstrate a five year housing land supply and it is accepted that sites, particularly those identified in the emerging local plan, can come forward in advance of the adoption of the local plan in order to make up the significant housing shortfall.
- 8.6 The documents submitted with the application demonstrate that the impacts associated with the application are minimal and, in any event, mitigated.
- 8.7 Overall, the application is in full compliance with the policies in the development plan and should be granted planning permission.

APPENDIX 1 - Site Allocations Document Extract

Appendix 1 – Site Allocations Document Extract

Site Name: Land South of Muntham Drive, Barns Green		SA510
Site Map:		
		
Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC3000820204		Itchingfield / Barns Green Reference No : Drawing No : Date : 23 August 2023 Checked : Revisions :
Parish: Itchingfield		
Site Area: 1.85Ha		
Site Location: The site lies within the countryside adjoining the western built-up area boundary of Barns Green.		
Site Description: The site is an open grass field with a small hobby-farm in the north west corner. Agricultural fields are located to the south and west, the village hall to the north and low density housing to the east which comprises a Grade II Listed Building (Bennetts, Chapel Road). The site is relatively flat with public rights of way running along the western and southern boundary. Most of the sites boundary comprises of hedgerow with semi-mature / mature trees.		
Environmental Considerations		Unfavourable Impacts (potential for mitigation)
Landscape: The site does not lie within or near a protected landscape. The site is flat grazing field with hedgerow and trees along the boundary. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity.		
Biodiversity: The site is within a Bat Sustenance Zone and an area of Ancient Woodland (Great Field Rue) is located to the south west. The site and surrounding land are not designated as Local Wildlife Sites. If progressed as a development site appropriate ecological assessments will be required as well as suitable protection and mitigation, to ensure that bat feeding grounds are not lost, and a buffer zone for ancient woodland is provided.		
Archaeology/Heritage: The site itself does not contain any known heritage assets. However, it does adjoin several Grade II Listed Buildings (Bennetts directly adjoins the eastern boundary and Blacksmiths Cottage and The Queens Head public house located to the east on the opposite side of Chapel Road) which may impact upon the capacity of the site.		
Environmental Quality: The site lies within the Brick Clay (Weald Clay) Minerals		

Safeguarding area. The site is considered tranquil.	
Flooding/Drainage: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)	
Climate/Renewables/Energy Efficiency: No information has been provided.	
Social Considerations	Neutral Impacts
Housing: The site is being promoted for 30 dwellings, albeit 25 dwellings is considered more appropriate given site constraints. Development would be expected to deliver affordable housing in line with Council policy. The site is not proposed for allocation in the submission version of the Itchingfield Neighbourhood Plan (INP). The INP has underwent examination with the examiner recommending the plan proceed to referendum. In order to move to the next stage, the plan is required to undertake further work to ensure compliance with the Habitat Regulations (Water Neutrality). Further HRA work will be undertaken in 2024. Once this work has been completed the plan will be made at the earliest opportunity.	
Education: There is a playgroup and primary school located within the village. Barns Green is within the catchment area of Tanbridge House School, Horsham for secondary education.	
Health: There are no health facilities within the village and given the scale of the site it will not be able to provide health facilities.	
Leisure/Recreation/Community Facilities: Barns Green is classified as a 'medium village' in the settlement hierarchy, having a moderate level of service and facilities including a primary school, public house and village store with a post office. There are a range of sports pitches including a Sports and Social Club (jointly shared by Barns Green and Itchingfield). The village has a good variety of clubs and societies for all interests and ages.	
Transport: There is a reasonable bus service Monday – Friday linking the village to Horsham and Storrington. There is no weekend service. A community transport scheme is available for healthcare appointments and prescriptions. There is a tarmac footpath from the eastern side of the site, which can also be accessed via a public right of way to the south, linking to the village store and public house.	
Other Infrastructure: No information has been provided.	
Economic Considerations	Neutral Impacts
Economy: The site is promoted for housing and as such it would not result in the loss of employment, nor will it deliver employment. Barns Green provides limited local employment opportunities and residents will likely travel by car to work in larger surrounding settlements.	
Retail: The site is promoted for housing and as such it would not result in the loss of retail, nor will it deliver retail. Additional housing in and around Barns Green may help to support the existing facilities to remain viable.	
Site Assessment Conclusion: Barns Green is classified as a medium settlement in the Council's settlement hierarchy and is assessed as being able to accommodate some growth relative to its status in the hierarchy. There are reasonable services and facilities within the village including a primary school and local stores and would be within walking distance of the site. The village has a good variety of clubs and societies for all interests and ages. The village does rely on other services and facilities in other settlements, but there is a bus service and community transport scheme. The site does not lie within or near a protected landscape. The site is flat grazing field with hedgerow and trees along the boundary. The Council's Landscape Capacity Study (2021) found the site to have low-moderate capacity.	
The site and surrounding land are not designated for their biodiversity importance. The site is within a Bat Sustenance Zone and Ancient Woodland (Great Field Rue) is located to the south-west. The site has potential for allocation subject to the inclusion of suitable measures to protect ancient woodland, but this is not thought to be an impediment that could not be overcome. The site itself does not contain any known heritage assets.	

However, it does adjoin several Grade II Listed Buildings (Bennetts directly to the east and Blacksmiths Cottage and The Queens Head public house on the opposite side of Chapel Road). 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.
Estimated Housing Numbers: 25