

By Email

Re: Proposed development at Barns Green

28 July 2026

Dear Committee Member,

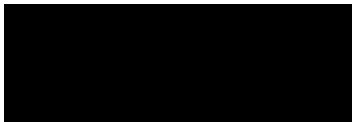
Please find enclosed a briefing note regarding planning application DC/25/2057, which is due to be considered by Horsham District Council's Planning Committee on 4 August 2026.

The application is recommended for approval by your planning officers, and the briefing note provides a summary of the proposals, the changes made following local consultation, and the key planning considerations.

We respectfully ask members to support the officer recommendation and approve the application.

Should you wish to discuss any aspect of the application in more detail, please contact Steve Jolly at [REDACTED] or on [REDACTED].

Yours sincerely,



Aidan Robson

Planning Director
Miller Homes



Delivering a mixture of high-quality affordable and family homes in the heart of Barns Green

“The proposals provide for a good quality development that will suitably enhance the built environment of Barns Green.”

- Quote from Officer report, paragraph 6.52

Should you wish to discuss any aspect of the application, please get in touch with Steve Jolly:



Detailed planning application **recommended for approval** by planning officers



Site **already identified for residential development** in the emerging Horsham District Local Plan



Positive changes made to the proposed scheme following consultation with the local community in Barns Green, other key stakeholders and statutory consultees

Overview of proposals



HOMES

68 high-quality homes, including market and affordable homes.



AFFORDABLE HOMES

24 homes (35%) will be affordable, with a mix of affordable rent and shared ownership.



FAMILY HOMES

A broad mix of 1- to 5-bedroom homes, each with its own outdoor private garden space.



OPEN SPACE

New public open space of 1.61 acres (0.65 hectares) for existing and future residents (approximately 30% of the site).



SUSTAINABILITY

Homes within walking distance of the village shop, pub, recreation ground, and school.



SPACE FOR PLAY

A play area to meet the future needs of residents, and available to all in the community.



PEDESTRIAN / CYCLE

New pedestrian and cycle links connecting homes to local Public Rights of Way (ProW) network.



INFRASTRUCTURE FUNDING

In addition to CIL, a Section 106 legal agreement will secure financial contributions and other obligations towards local infrastructure, including £35,000 to enhance off-site open space, and contributions towards bus stops and ProW improvements.



SUITABLE ACCESS

Vehicular access will be from Chapel Road, assessed to be safe and policy compliant by WSCC.



INCREASED PARKING

In accordance with WSCC parking standards, the proposals include an additional, sensitively-designed, parking area.

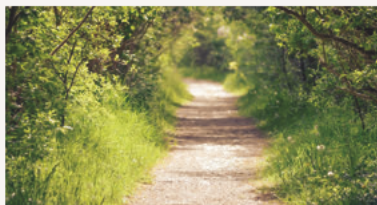
Extensive landscaping and habitat creation



Above and below: Informal, naturalistic, low key and adventurous play



Examples of mixed native hedgerow planting



The proposed scheme will create an attractive landscape at the front of the site through the opening up of the culverted watercourse, the creation of a new entrance, net gain in hedgerows and tree planting, including street trees and retention of most of the existing hedges, and generous areas of public open space (approximately 30% of the site).

Together, these elements create a landscape-led development that integrates successfully with its surroundings while providing an attractive and welcoming environment for residents and results in a biodiversity net gain well above the statutory 10% requirement.

Plans that respond to local feedback

Miller Homes has made a number of changes to the proposed scheme as a direct result of feedback received from local residents, Itchingfield Parish Council, Horsham District Council and West Sussex County Council, including:



Careful consideration of site access, with retention and improvement of safe parking provision for existing residents to the village shop.



Providing crossing points at the access to provide safer pedestrian movement towards the rest of the village including Barns Green Primary School.



Changes to the proposed housing mix to include more family-sized homes as part of the affordable provision.



Sufficient on-site car parking provision (in accordance with WSCC standards) to minimise the potential for overspill parking on local roads.



The provision of an area at the front of the site open to all Barns Green residents (for those visiting the Queens Head pub or the Barns Green Post Office opposite).



Relocating the new children's play area to make sure it complements existing provision nearby and provides doorstep play for new residents with younger children.



Additional tree planting and improved footpath links to enhance the quality and usability of the site's open space. In addition, the proposals retain as much of the existing hedgerow along Chapel Road as possible.



The introduction of a sensitively designed connection to the existing Public Right of Way network around the site, enhancing access to the countryside whilst protecting the designated Ancient Woodland.



Creation of a robust drainage scheme (based on detailed modelling and extensive surveys of the ditches and watercourses surrounding the site), including the opening up of the existing culverted watercourse through the site, and the provision of new drainage basins to deal with flooding in storm events. The proposals provide a significantly more controlled and resilient drainage regime than currently exists and will not increase flood risk on or off-site.



Reconfiguring the internal road network to improve legibility, connectivity and sense of place.



A sensitive redesign of the site's frontage to provide significant levels of public open space at the front, a buffer to Chapel Road, and outward-looking, high-quality homes designed to respect the historic character of the area.

Proposed allocation within the draft Local Plan

The site has a proposed allocation for residential development in the draft Horsham District Local Plan under Strategic Policy HA6/BGR1.

The proposed allocation indicates that the Council considers the site a suitable location for residential development.

The Inspector currently examining the Local Plan noted in May 2026 that “*the Council will ... need to identify further housing sites for inclusion in the plan in the interests of soundness*”. **This site provides an excellent opportunity to help meet identified housing needs in a location already proposed for residential development.**

“Officers advise that heritage and landscape impacts, highway safety, parking and capacity, flood risk and drainage, sustainability, BNG and climate change are all considered acceptable.”

- Quote from Officer report, paragraph 6.150



Wastewater and drainage:

Southern Water and the Environment Agency have no objection to the application. A pre-commencement condition has been agreed that no development would begin until details of the proposed foul drainage system have been submitted to and approved in writing by the Local Planning Authority.



Parking and access:

The site's access has been designed to provide safe visibility, to retain as much of the existing hedgerow as possible, and to accommodate drainage requirements. Following local feedback, four additional parking spaces are now proposed close to the site entrance, and West Sussex County Council has reviewed the access and found it safe and policy compliant.



Sustainable location:

The site is within walking distance of a range of everyday facilities using existing pedestrian connections, including the village shop, pub and primary school. The proposals will also provide new crossings linking to nearby Public Rights of Way and connect with the recently dropped kerb and footway towards the sports club and village hall.

Recommended for approval by planning officers

For these reasons, we respectfully ask members to support the officer recommendation and approve the application.

The proposals will deliver 68 new homes, including much-needed affordable and family homes, significant public open space, improved pedestrian connections and a landscape-led scheme that responds positively to local feedback with no objection from statutory consultees on highway, drainage or wastewater grounds.

millerhomes

the place to be