

ITCHINGFIELD PARISH COUNCIL

www.itchingfieldparishcouncil.gov.uk

2nd April 2026

Development Control Committee – Area North
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Planning Team

Following the Parish Council Meeting on 30th March 2026, this is to confirm that Itchingfield Parish Council would like to make the following representations to be put before HDC Planning Committee:

DC/26/0256 – Kingfisher Farm, West Chilmington Lane, Billingshurst – Use of the land for the stationing of caravans for residential purposes for 5no. gypsy pitches together with the formation of additional parking, hard standing, landscaping and utility/dayrooms ancillary to that use.

This is essentially a re-submission of the refused application DC/25/1029 which was strongly objected to by Itchingfield Parish Council and refused by HDC on 20/10/2025.

The site in question is situated in the South East corner of the greater Kingfisher Farm site and properties on it are visible from the public highway, Valewood Lane. This being so this application should be retrospective, a point made in the design and access statement, but not in the application. The application further asserts that work has not commenced on the site, whereas the site has been developed in substantially the manner proposed since before 3rd December 2025 as evidenced in aerial and satellite images of the site. It is stated that the land is not contaminated, but one of the properties is situated directly over a SUDS sump which contained contaminated surface and treated foul water from other occupants of the site for the unapproved phase 1 of the site. This also makes a nonsense of the proposed, but never approved, drainage scheme for the entire Kingfisher Farm site which was published in 2023.

The proposed site is a further overdevelopment of a site which has no extant planning consents and there have been reports of mobile homes pouring into this site which is a major problem. There is evidence to support that the Kingfisher Farm site is being used for commercial purposes as shown by advertisements for cabins for rent at £1,000 per month “with no rules” on 25th January 2026. This is emphasised by the poor quality of the proposed caravans with limited thermal capacity and are more suited to short term holiday lets in the Summer. This is contrary to any rights the applicant may have under the Gypsy, Traveller and Travelling Show People Act 1994. I can see no reason why this retrospective application should be approved as Itchingfield Parish has taken more than its share of the required Gypsy and Traveller sites for the district.

Therefore, Itchingfield Parish Council strongly objects to this planning application.

DC/26/0292 - 9 Trout Lane, Barns Green - Demolish existing conservatory. Construct single storey extension to the rear, together with first floor extension and loft conversion including rear dormers and roof windows to front elevation to existing semi-detached property. Together with detached single storey outbuilding within rear garden to form unit of ancillary accommodation.

Itchingfield Parish Council has no problems with the main dwelling extension, however, the proposed roof lights to the front elevation are not compatible with the current street scene and should be removed; and although the master bedroom has adequate daylight from rear facing windows the proposed home office does not.

The proposed roof window should be replaced with a regular window in the rear facing wall of the office.

The proposed single storey cabin in the rear garden has a double bedroom and is laid out as independent accommodation with all mains services being connected to the existing services. This may cause privacy concerns from the neighbouring properties. Its use is stated to be ancillary to the main dwelling, but its actual function is not stated in the application.

Itchingfield Parish Council feels that these points need to be taken into consideration before it can recommend this planning application for approval.

DC/26/0278 - 18 Smugglers Way, Barns Green - Erection of first floor front extension.

Itchingfield Parish Council recommend for approval.

DC/26/0405 - Appledore, Two Mile Ash, Barns Green - Erection of single storey rear extension.

Itchingfield Parish Council notes that no block plan or location plan has been submitted with this application. As the property has recently changed hands it is important to be assured of the property boundaries. The proposed extension does not seem to pose any problems of itself, but the Parish Council cannot offer an opinion without confirmation of the curtilage and location of the property and recommend that this application to be sent back so that the missing information can be added to the application documents.

DC/26/0490 - Valewood, Valewood Lane, Barns Green - Erection of a single storey side extension.

Valewood is a substantial detached dwelling set in extensive grounds, which I have viewed in the recent past from the public foot paths that cross the land.

Itchingfield Parish Council recommend for approval.

DC/26/0504 - Black Cherry Farm, Bashurst Hill, Itchingfield - Conversion of a disused agricultural building to a single dwelling house with associated residential curtilage.

No mention is made in the application that the proposed dwelling will be ancillary to the main house, nor are any other restrictions on occupancy stated so the assumption is that the proposed "self-build/custom" dwelling will be market housing. To this end no indication is given of the conversion construction intended, in order to achieve current thermal efficiency standards and a considerably aesthetically advantaged dwelling is shown to indicate exterior treatment. No indication as to how the dwelling will be heated, the availability of mains services. No foul drainage scheme is proposed and no place to keep domestic refuse and recycling bins, nor is there any provision for the secure storage of cycles. What is proposed is a low-grade rural dwelling with no rural advantages such as a pleasant and private domestic setting, with no domestic curtilage to the north and a shared agricultural track adjacent to the east elevation. The proposed dwelling needs to be better separated from any current or future agricultural or commercial undertaking so that it can exist in a sustainable and independent manner. More information needs to be provided regarding construction and occupants amenities. More specific information is needed regarding the domestic curtilage, the status of the chalet, drainage, main utilities, heating and ventilation, waste disposal and cycle storage.

Therefore, Itchingfield Parish Council cannot recommend this planning application for approval

Kind regards

Alan Strudley
Chairman to Itchingfield Parish Council