



Mr Nicholas Billington
SLR Consulting Ltd
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1 Grosvenor Square
Southampton
Hampshire
SO15 2JU

Application Number: DC/25/2057

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Miller Homes Ltd and Miller M2 (Barns Green) Ltd

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.

Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex

as shown on Plan and Application Number DC/25/2057 submitted to the Council on 23/12/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 Given the recently made Barns Green and Itchingfield Neighbourhood Plan (2025) the proposal would, by reason of its standardised suburban design and appearance, fail to positively respond to the character and appearance of the locality within the historic core of the village and, without proven foul sewerage capacity from Southern Water to service the development, fails to adequately manage foul drainage, contrary to Policy 32 of the Horsham District Planning Framework (2015) and the Barns Green and Itchingfield Neighbourhood Plan (2025).

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		S101	10.12.2025
Layout plan	Coloured Site	24088 / C101E	18.06.2026
Plans	Surface Water and SUDS Drainage Strategy	0018.401 REV D	02.04.2026
Plans	Surface Water and Suds Drainage Strategy Impermeable Areas	0018.402 REV A	02.04.2026
Plans	Surface Water and Suds Drainage Strategy Exceedance Routing	0018.403 REV A	02.04.2026
Plans	SITE ACCESS ARRANGEMENTS - OPTION 2 (alternative)	ITL200844-GA-012	17.07.2026

Plans	SITE LAYOUT VISIBILITY	ITL200844-GA-007 REV B	10.12.2025
Plans	SITE LAYOUT SWEPT PATH ANALYSIS REVIEW - REFUSE	ITL200844-GA-008 REV B	10.12.2025
Plans	SITE LAYOUT SWEPT PATH ANALYSIS REVIEW - FIRE VEHICLE	ITL200844-GA-009 REV B	10.12.2025
Plans	SITE LAYOUT SWEPT PATH ANALYSIS REVIEW - ESTATE CARS	ITL200844-GA-010 REV A	10.12.2025
Plans	Play Strategy	DD715AI06	10.12.2025
Plans	Landscape Strategy	DD715L01 REV J	11.06.2026
Plans	Open Spaces Typologies	DD715L02 REV C	29.05.2026
Plans	Site Levels Strategy	0018.501	02.04.2026
Plans	Site Levels Strategy	0018.502	02.04.2026
Plans	Coloured Street Scene	24088 / C102F	18.06.2026
Plans	Sketch Perspective View 1	24088 / C103	10.12.2025
Plans	Sketch Perspective View 2	24088 / C104	10.12.2025
Layout plan	Site	24088/P101 REV AG	18.06.2026
Layout plan	Site Building Materials Layout	24088/P102 REV E	10.04.2026
Layout plan	Site Mix & Tenure Layout	24088/P103 REV E	19.06.2026
Layout plan	Site Boundary Materials	24088/P104 REV D	18.06.2026
Layout plan	Site Parking	24088/P105 REV E	18.06.2026
Layout plan	Existing Site Survey	24088/S102	10.12.2025
Plans	Street Elevations	24088/P109 REV F	18.06.2026
Plans	Plans and Elevations - Faverwood Plots 1 & 6	24088/P110 REV E	10.04.2026
Plans	Plans and Elevations - Whitton and Chilton - Plots 8,9,26 and 27	24088/P114 REV D	15.04.2026
Plans	Plans and Elevations - Haywood - Plots 2,3 & 67,68	24088/P111 REV D	10.04.2026
Plans	Plans and Elevations - Denton - Plots 4 & 5	24088/P112 REV C	10.04.2026
Plans	Plans and Elevations - Braxton - Plots 54 & 66	24088/P113 REV F	29.05.2026
Plans	Plans and Elevations - Baymont - Plots 23-25	24088/P115 REV C	10.04.2026
Plans	Plans and Elevations - Denton - Plots 10-12	24088/P116 REV D	10.04.2026
Plans	Plans and Elevations - Briarwood - Plots 18,21,43 and 44	24088/P117 REV D	10.04.2026
Plans	Plans and Elevations - Homesford - Plots 19 and 42	24088/P118 REV E	18.06.2026
Plans	Plans and Elevations - Braxton- Plots 20 and 41	24088/P119 REV D	15.04.2026
Plans	Plans and Elevations - Beauwood- Plot 22	24088/P120 REV D	10.04.2026
Plans	Plans and Elevations - Haywood- Plot 28	24088/P121 REV C	10.04.2026
Plans	Plans and Elevations - Denton- Plots	24088/P122 REV C	10.04.2026

	29 and 30		
Plans	Plans and Elevations - Braxton- Plot 31	24088/P123 REV C	10.04.2026
Plans	Plans and Elevations - Baymont- Plots 38-40	24088/P124 REV E	18.06.2026
Plans	Plans and Elevations - Grayford- Plot 45	24088/P125 REV C	18.06.2026
Plans	Plans and Elevations - Denton- Plots 47-48	24088/P127 REV D	10.04.2026
Plans	Plans and Elevations - Lockton- Plots 49-50, 56-57 and 62-63	24088/P128 REV C	10.04.2026
Plans	Plans and Elevations - Baymont- Plots 51-52 and 60-61	24088/P129 REV C	10.04.2026
Plans	Plans and Elevations - Briarwood- Plot 53	24088/P130 REV C	10.04.2026
Plans	Plans and Elevations - Torwood- Plots 58-59	24088/P131 REV B	10.04.2026
Plans	Plans and Elevations - Whitton- Plots 13-14 and 64-65	24088/P132 REV C	10.04.2026
Plans	Floor and Roof - Plots 32-37	24088/P133 REV F	29.05.2026
Plans	Elevations - Plots 32-37	24088/P134 REV L	29.05.2026
Plans	Plans and Elevations - Richmond- Plots 15-17	24088/P135 REV B	10.04.2026
Plans	Plans and Elevations - Haywood- Plot 55	24088/P136 REV B	10.04.2026
Plans	Plans and Elevations - Beauwood- Plot 7	24088/P137 REV E	15.04.2026
Plans	Ancillary Buildings	24088/P140	10.12.2025
Tree plan	Protection	25-1907-TPP-C	18.07.2026
Supporting Docs	Cover Letter	433.000146.00001	10.12.2025
Supporting Statement	Air Quality Assessment	433.000146.00001 V1.0	18/02/2026
Design & Access Statement		NONE	10.12.2025
Supporting Statement	Bat Activity Survey Report	NONE	10.12.2025
Supporting Statement	Biodiversity Net Gain Feasibility Assessment & Outline Habitat Management and Monitoring Plan	NONE	28/04/2026
Supporting Statement	Dormouse Survey Report	NONE	10.12.2025
Supporting Statement	eDNA Report	NONE	10.12.2025
Supporting Docs	BNG Metric Calculation Tool	NONE	29.05.2026
Supporting Statement	Ecological Impact Assessment	NONE	10.12.2025
Supporting Statement	Report to inform Habitat Regulations Assessment - Screening Assessment	NONE	10.12.2025
Supporting Statement	Preliminary Ecological Appraisal	NONE	10.12.2025
Supporting Statement	Energy	NONE	10.12.2025
Supporting Statement	Flood Risk Assessment	0018-B REV 02	01.06.2026
Supporting Statement	Ground and Water	NONE	10.12.2025

Supporting Statement	Archaeological Desk Based Assessment	JN2129	10.12.2025
Supporting Statement	Heritage Impact Assessment	JN.2129	10.12.2025
Supporting Statement	Transport Statement Part 1 of 2	NM/HC/GV/ITL20084 4-003A	10.12.2025
Supporting Statement	Transport Statement Part 2 of 2	NM/HC/GV/ITL20084 4-003A	10.12.2025
Supporting Statement	Travel Plan	NM/HC/GV/ITL20084 4-004A ISSUE 2	02.04.2026
Supporting Statement	Landscape and Visual Impact Appraisal	DD715LVIA REV A	10.12.2025
Supporting Statement	Landscape Management Plan	DD715R01A REV A	10.12.2025
Supporting Statement	Lighting Assessment Part 1 Baseline Lighting Survey	433.000146.00001	10.12.2025
Supporting Statement	Lighting Design Report	433.000146.00001	10.12.2025
Supporting Statement	Noise Impact Assessment	433.000146.00001	10.12.2025
Supporting Docs	Schedule of Accommodation	P101AC REV U	02.04.2026
Supporting Statement	Planning inc Affordable Housing	433.000146.00001 REV 3	10.12.2025
Supporting Statement	Statement of Community Involvement	433.000146.00001 REV 01	10.12.2025
Supporting Statement	Arboricultural Implications Assessment and Method Statement	25-1907 REV C	18.07.2026
Supporting Statement	Water Neutrality Assessment	TSWC-0018-B- WN01	10.12.2025

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note To Applicant:

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.



Emma Parkes
Head of Development and Building Control

Date: 27/08/2026

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.