Itchingfield Parish Council

27th October 2026

Horsham District Council
Albery House
Springfield Road
Horsham West Sussex
RH12 2GB

Dear Planning Team,

This is to confirm that Itchingfield Parish Council would like to make the following representations to be put before HDC Planning Committee:

DC/26/1481 - Proposed settled gypsy accommodation site comprising 10no pitches and associated utility buildings.
Oakhurst Equestrian Centre West Chiltington Lane Coneyhurst West Sussex RH14 9DN
Although the application site lies outside the administrative boundary of Itchingfield Parish Council, the Council considers that the proposed development has the potential to directly affect the parish due to the site's geographical location and its relationship with the surrounding road network and rural area. The parish boundary should not, in itself, prevent consideration of the potential impacts on Itchingfield and its residents.

The Parish Council has concerns regarding the suitability of West Chiltington Lane to accommodate the additional traffic associated with a development of this scale. The proposed ten pitches would generate additional vehicle movements, including regular journeys by residents and visitors, deliveries and service vehicles.

The proposed development must be assessed in the context of its countryside setting. The introduction of ten residential pitches, associated utility buildings, hardstanding, parking and other domestic infrastructure has the potential to materially alter the character and appearance of the site.

The Parish Council asks HDC to assess the proposal in the context of other existing, approved and proposed development in the locality. The combined effects on highway safety, the rural landscape, drainage, ecology and local infrastructure should be considered.

The Parish Council wishes to draw Horsham District Council’s attention to the previous refusal of planning application DC/24/0298, which proposed a development of 12 Gypsy and Traveller pitches and associated utility buildings at this site.

That application was refused by Horsham District Council, and the subsequent appeal was dismissed by the Planning Inspector. The appeal decision identified significant concerns regarding flood risk, including the failure to demonstrate adequately that future occupiers would be safe from surface water flooding and that flood risk elsewhere would not be increased.

The Parish Council considers this previous planning history to be a material consideration in the assessment of the current application.

For the reasons set out above, Itchingfield Parish Council strongly objects to this planning application and recommends planning approval is refused.

DC/26/1539 - Replacement of two awnings with a fixed canopy with glazed roof.
Barns Green Village Hall Muntham Drive Barns Green West Sussex RH13 0PT
Itchingfield Parish Council has no objections to this application.

DC/26/1542 – Erection of 2no. single storey day room / utility buildings associated with approved residential caravan pitches.
Greenfield Farm Valewood Lane Barns Green West Sussex RH13 0QJ Itchingfield Parish Council previously objected to application DC/25/0055, which is a development site at Greenfield Farm directly adjoining the site for which the applicant is now seeking approval under DC/26/1542.

Itchingfield Parish Council's grounds for its recommendation to refuse DC/25/0055 were based on overdevelopment of the site, and the risks associated with inadequate foul and surface water drainage, which would compound those risks already present, without mitigation, in previously approved development on the Greenfield Farm site.

Horsham District Council subsequently refused planning approval of DC/25/0055, but this was then overturned through an Appeal that was allowed; however, it is not clear whether the pre-commencement Conditions in Annex 1 of the Appeal decision, specifically relating to foul and surface water drainage, have yet been fulfilled.

Furthermore, in connection with a separate but adjoining development (Kingfisher Farm; DC/25/0934), the Inspector, in dismissing the Appeal in July 2026, against HDC's decision to refuse planning permission, concluded that the risks associated with potential drainage harms are of such importance that they raised fundamental concerns with the development of the site. These concerns of risk are clearly transferrable to the Greenfield development since they share the same Sussex Weald clay soil.

On the basis of overdevelopment and the continuing absence of any demonstrable adequacy in any proposed or implemented drainage strategy in, or associated with, application DC/26/1542, Itchingfield Parish Council continues to object strongly to development on the site and recommends planning approval be refused.

Kind regards

Alan Strudley
Chairman to Itchingfield Parish Council