

Statement of Common Ground

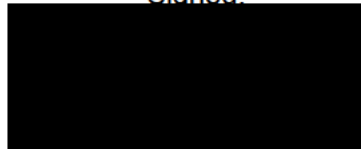
Land South of Smugglers Lane, Barns Green

Site Allocation reference BGR1

24 September 2026

Revision: 02

Signed:



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Technical Director – SLR Consulting on behalf of Miller Homes Ltd and Miller M2 (Barns Green Ltd

Date: 24 September 2026

Signed:



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Date: 24 September 2026

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01 - SLR	22 September 2026	PW	NB	NB
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1.0 Introduction and Background

Background

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly by Miller Homes Limited, Miller M2 (Barns Green) Ltd (t/a Miller Developments) (the 'developers') and Horsham District Council (HDC) (hereafter referred to as 'the Council').
- 1.2 This Statement refers to Land South of Smugglers Lane, Barns Green (the "Site"). Appendix A indicates the extent of the site boundary.
- 1.3 This Statement has been prepared for the purposes of the Horsham District Local Plan examination and addresses the proposed allocation and deliverability of Site BGR1. It does not constitute acceptance by the developers of the Council's reason for refusal of planning application DC/25/2057, which they continue to contest.
- 1.4 The site is a proposed allocation (Ref. BGR1) within the Horsham District draft Local Plan 2023-2040. BGR1 was one of the original draft allocations in the submission version plan, demonstrating its long-standing identification as a suitable location for development to meet housing needs.
- 1.5 Evidence presented to assess/promote the site through the local plan process demonstrated the Site is suitable, available and achievable, and therefore deliverable.
- 1.6 A full planning application for the residential development of the site was submitted in December 2025 with HDC application Ref. DC/25/2057. The description of development was as follows:

"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."
- 1.7 The application was supported by an up-to-date technical evidence base and the application was recommended for approval by officers. At the point of decision, there were no outstanding objections from statutory consultees.
- 1.8 The site is owned by Miller M2 (Barns Green) Ltd, and they are in an agreement with Miller Homes Ltd to bring the site forward for residential development. The site is free of any agricultural tenancies. The site is therefore available for development. As such, it is capable of making an important contribution towards meeting identified housing needs and supporting the early delivery of homes during the Plan period as a medium sized site.
- 1.9 The SocG is structured as follows:
 - **Section 2: Agreed Position**
 - Proposed Allocation
 - Quantum of Development
 - Ancient Woodland
 - Heritage
 - Application for development of the site and RfR
 - Site Access
 - Sustainable Location
 - Ecology
 - **Section 3: Delivery**

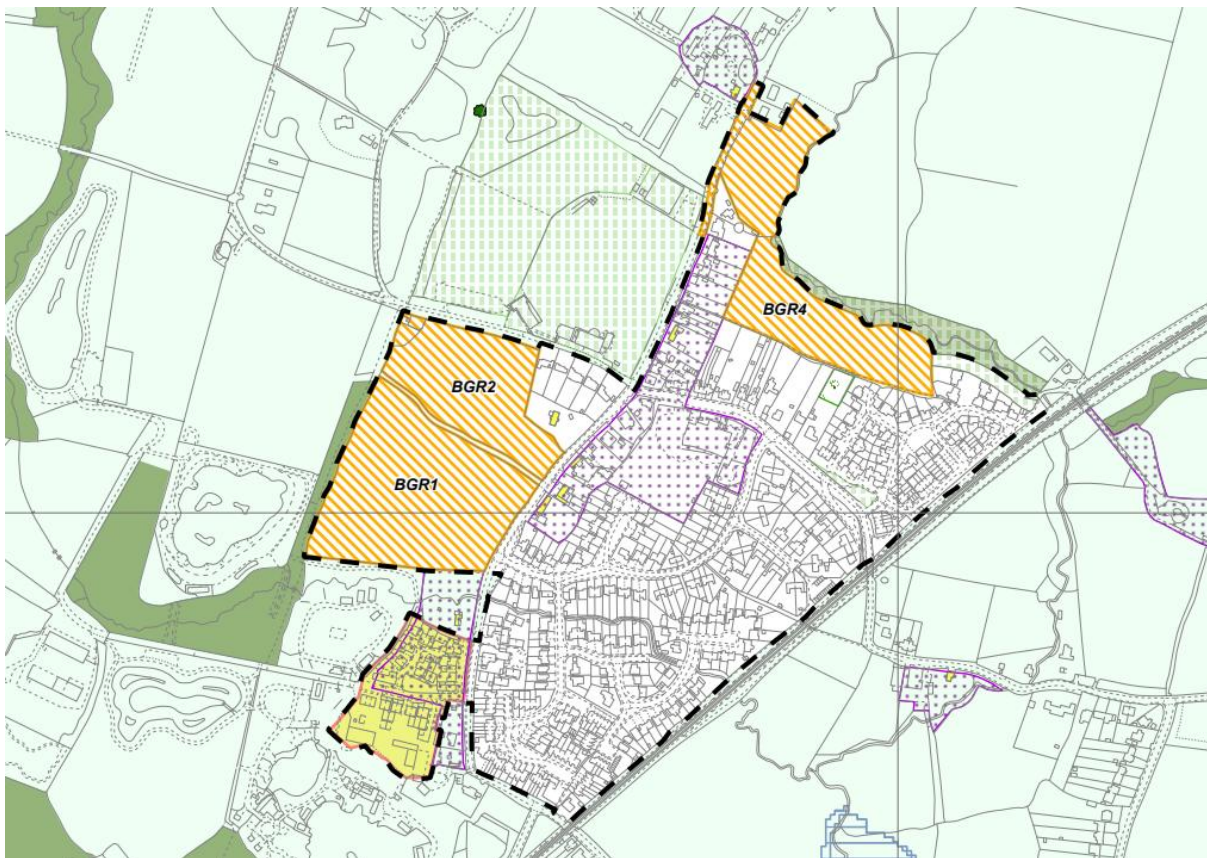


2.0 Agreed Position

Proposed Allocation

- 2.1 The Site forms Proposed Allocation Ref. BGR1 for at least 50 homes.
- 2.2 The site was included as an allocation in the regulation 19 submission version Horsham District Local Plan. No main modifications are proposed to the allocation policy BGR1 in relation to the site. For the avoidance of doubt MM230 proposes additional housing allocations within Barns Green
- 2.3 An extract of the proposed allocations for Barns Green is shown in Figure 2-1 below, identified by the BGR1 label.

Figure 2-1: Barns Green Housing Allocation (Extract from the Schedule of Main Modifications Policies Map)



Allocation Policy Compliance

- 2.4 Policy HA6, which incorporates BGR1, has three site specific requirements:
 - a. Deliver at least 50 homes
 - b. Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and
 - c. 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).



a) Quantum of Development

- 2.5 Policy HA6 (as amended) expresses the housing requirement for the settlement of Barns Green as being at least 105 homes, meaning this is the minimum number of homes that must be delivered across the village.
- 2.6 The delivery of more than 50 homes at the site is therefore acceptable in principle, where it has been demonstrated that other policy requirements are adhered to.
- 2.7 No specific objection was raised as part of the planning application to the quantum of homes (68 dwellings) proposed at the Site. The delivery of 68 homes on site is in principle acceptable.

b) Ancient Woodland

- 2.8 There is no Ancient Woodland onsite. Ancient Woodland adjoins the western edge of the site, and its 15m buffer zone extends into the site.
- 2.9 A suitable layout and design approach can be adopted to avoid any loss or deterioration of the Ancient Woodland resulting from the development.
- 2.10 At the point of decision on the submitted planning application, no objection was raised by the Council's consultees in respect of Ancient Woodland matters. Ancient Woodland matters do not form any part of the Council's reason for refusal of the planning application.

c) Heritage

- 2.11 The planning application was accompanied by a Heritage Statement which assessed the potential effects of the development on the adjacent Grade II Listed Buildings, namely Bennetts, Blacksmiths Cottage and The Queen's Head Public House. The Heritage Impact Assessment concludes that the proposed development would result in a very low level of less than substantial harm to the significance of the Queen's Head Public House, the Village Store, and Little Slaughterford Farmhouse. The assessment further concludes that the proposed development would have no impact on the significance or setting of Blacksmith's Cottage and Bennetts. The level of harm to heritage assets was agreed by the Council's Conservation Officer.
- 2.12 The 'less than substantial' level of harm is equivalent to 'harm' as now expressed in the new 2026 NPPF HE5[2c]. In accordance with NPPF 2026 HE6[4], the level of harm should be weighed against the public benefits arising from the proposals.
- 2.13 It is agreed that the level of harm arising to local heritage assets, as identified above, does not prevent the comprehensive development of the site for at least 50 dwellings.

Application for development of the site and the Reasons for refusal

- 2.14 The application relating to the development of the site for 68 dwellings was submitted in full detail on 10th December 2025. The description of the proposed development was as follows:

"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."
- 2.15 There were no overriding technical objections to the proposals from statutory consultees.
- 2.16 The application was recommended for approval by planning officers, but subsequently, the HDC planning committee voted to refuse permission on 4th August 2026.
- 2.17 The application was refused for a single reason for refusal as follows:



“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).”

- 2.18 The developers do not agree with the Council’s Reasons for Refusal. Without prejudice to this position, it is common ground between the developers and the Council that the Reasons for Refusal relate to matters of detail which are capable of resolution.
- 2.19 The reason for refusal does not relate to the principle of development of the site for 68 dwellings.
- 2.20 The single reason for refusal of the planning application relates only to detailed design matters and foul drainage matters.
- 2.21 The developers and the Council agree that the reason for refusal does not relate to the wider principle of development and that the site remains a suitable, achievable and deliverable site for allocation in the emerging plan

Other matters

Site Access

- 2.22 It is common ground between both parties that access to the Site should be taken from Chapel Road.
- 2.23 The Local Highway Authority raised no objection to the proposed access arrangements and connections to the public rights of way.
- 2.24 Overall, it is agreed that a suitable access arrangement can be achieved from Chapel Road and that the proposed allocation can accommodate safe and appropriate vehicular and pedestrian access, including the provision of a crossing to facilitate connections to the existing footpath network.

Sustainable Location

Barns Green

- 2.25 It is agreed that the Site represents a sustainable and logical extension to the existing built-up area of Barns Green, a Medium Village, and is capable of contributing towards the Council's identified housing requirements over the Plan period as set out in the examination evidence documentation H11c 'Site Assessment Report' p140-142. The Site satisfies all of the relevant criteria set out in the *Shaping Development in Horsham District SPD (2025)*.
- 2.26 It is common ground between the parties that Barns Green is a 'medium village' which is an appropriate location for new housing growth.
- 2.27 It is therefore agreed that the proposed allocation of the Site is consistent with and supports the Council's proposed spatial strategy for development across the District.

Sustainable Travel Infrastructure

- 2.28 It is agreed that the proposed allocation can support improvements to sustainable travel infrastructure and pedestrian connectivity.

Ecology



- 2.29 It is common ground between the parties that the Site can be allocated and developed without giving rise to unacceptable impacts on biodiversity or protected species.
- 2.30 The Council's ecological consultee raised no objection to the proposed development and concluded that ecological effects could be appropriately mitigated and managed.
- 2.31 It is agreed that no ecological constraints have been identified that would preclude allocation or development of the Site.
- 2.32 It is further agreed that there are no priority or irreplaceable habitats within the Site that would prevent development from coming forward



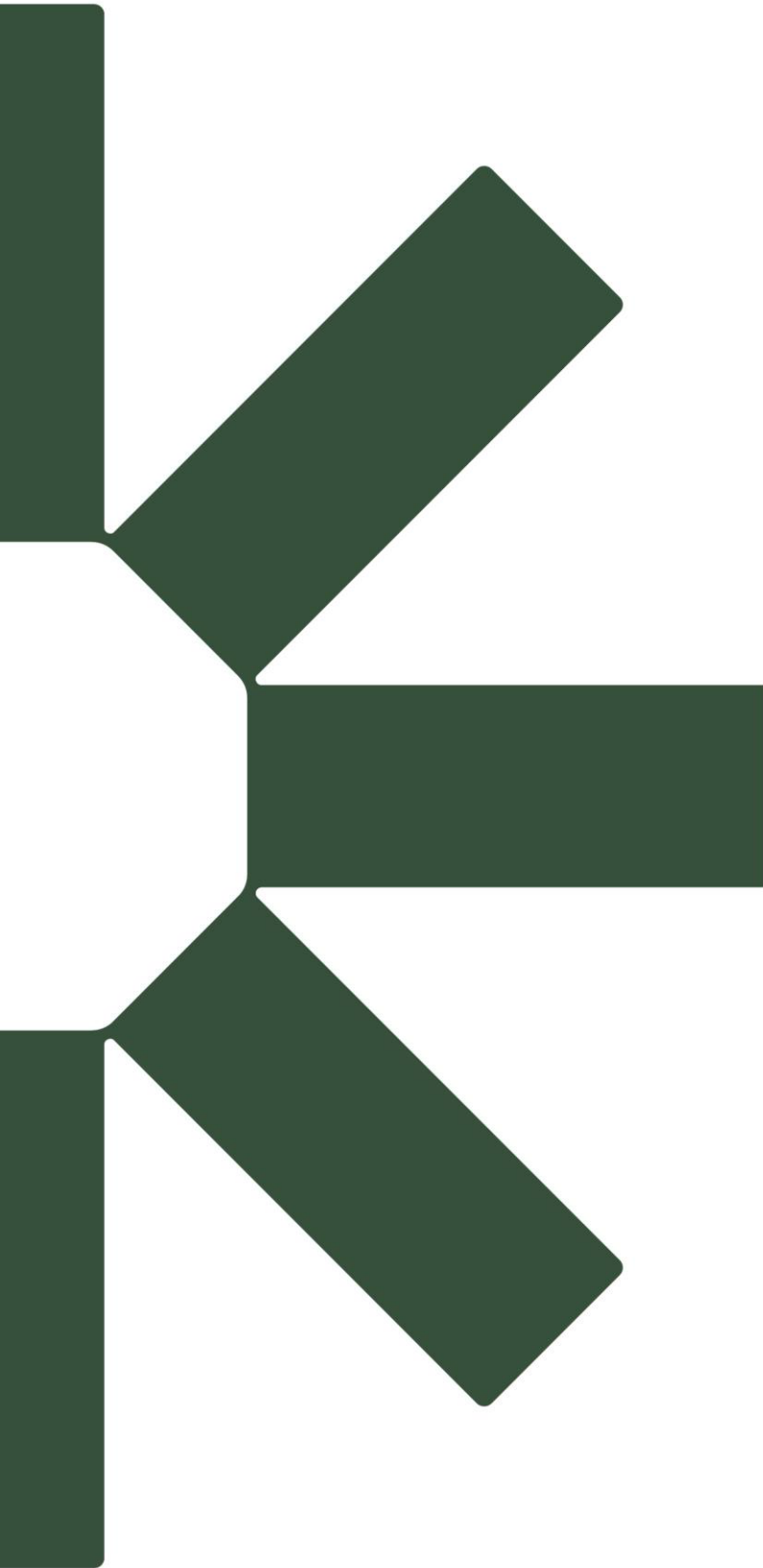
3.0 Site Delivery

- 3.1 It is agreed that the site is deliverable in the early part of the plan period. The Council's local plan trajectory makes provision for at least 50 dwellings.
- 3.2 Miller Homes, a national house builder with local experience in West Sussex, is committed to bringing forward the site's development as soon as possible. They are in agreement with Miller M2 (Barns Green) Ltd to take on the development of the site once planning approval is granted.
- 3.3 Subject to the granting of permission early next year, the agreed anticipated timeline for delivery for the site is as follows
- Commencement – Summer 2027 (HDC Monitoring period 2027/28)
 - First completions - Winter 2027 (HDC Monitoring period 2027/28)
 - The Council's trajectory is shown below with delivery rates in each year between 2026/27 and 2040/4. Miller Homes's anticipated delivery for the proposed 68 dwellings is shown in brackets.
 - 2027/28 – 34 dwellings, (53 dwellings)
 - 2028/29 – 16 dwellings (15 dwellings) – full completion.



Appendix A Site Location Plan





Making Sustainability Happen