



Itchingfield Parish Council

Minutes of the Extraordinary Meeting Wednesday 19th August 2026 7.30pm in the Village Hall

Present: Cllr Alan Strudley - Chairman
Cllr Ross Dye – Vice Chairman
Cllr Simon Ott
Cllr Nick Yeo
Cllr Elaine French
Cllr Rob Fryatt
Cllr Rebecca Jackson
Cllr Lorraine Awcock (left the meeting at 8.46pm)
Cllr Sarah Peay

The Clerk - Verity Allcorn

Members of the public: Approx 50

103 Apologies for Absence

None received. All Councillors were present

104 Declarations of Interest

No declarations were given.

105 Open session for Members of the Public

A member of the public addressed the Parish Council with regards to changes to the Local Plan and said that the Built-Up Area Boundary has been changed and appeared to be 'sneeked' in by Horsham District Council. Cllr Alan Strudley confirmed that there were some changes to the Local Plan, and it seemed the Build-Up Area Boundary has been extended to incorporate the fields off Chapel Road and reminded the MOP that the public still had the opportunity to challenge the revised plan.

A member of the public addressed the Parish Council requesting confirmation that the Shanly Homes proposal was to have the development entrance opposite the pub and that if it was the case this would have a huge impact on the pub and the village shop especially with large lorries during construction as it appeared to be similar access as Miller Homes had proposed. Cllr Alan Strudley said that the plans do appear to show this.

A member of the public addressed the Parish Council stating that they felt the issue over the development entrance was being washed over and were disgusted to see that Shanly Homes believed they were going to enhance the village.

A member of the public addressed the Parish Council with concerns that if the Neighbourhood Plan was to be revisited, it could make the problem worse and that it should not be rushed if it is considered in the future.

A member of the public addressed the Parish Council who had tried to contact the developers over the phone, but the phone number appears to be for a number of businesses which is concerning.

1 - To consider and agree a response to DC/26/0933 - Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex.

Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.

Cllr Alan Strudley confirmed that a request had been sent into Horsham District Council to request extending the consultation period as it did not give enough time for a full and thorough response.

Concerns were raised around the style of homes not in-keeping with the rest of the village and had potential to impact on the listed buildings nearby. The issues with regards to traffic remain the same as the DC/25/2057 application. Issues with sewage remain, the location is wrong and the infrastructure is not there to support it. It is to be expected that Miller Homes will appeal the decision, and they are very closely linked. The arguments against both are very similar. The significant number of objections towards DC/25/2057 clearly had an impact and this application deserves a similar level of energy. It is still unknown when Horsham District Council decided the land was developable as the SHEELA classed it as 'not currently developable'.

Cllr Lorraine Awcock will find out if there were previous applications on the land **ACTION LA**

Cllr Ross Dye expressed his concern at the short timescale to get a response to Horsham District Council.

Cllr Alan Strudley said there had been no engagement with the developer.

It was suggested that the Southern Water response may delay things.

Cllr Ross Dye suggested that in future aspects of the Neighbourhood Plan could be reconsidered and would welcome the views from the public on this. Cllr Ross Dye said he would discuss with HDC the potential of a revised Neighbourhood Plan. **ACTION RD**

Cllr Lorraine Awcock expressed her concern about flooding in the field of the proposed site and will cause further issue for the pub and village shop. Cllr Lorraine Awcock to provide photographic evidence **ACTION LA**

Cllr Lorraine Awcock also suggested there were protected anthills in the field. Cllr Elaine French would provide photographs **ACTION EF**

Concerns were raised around heavy goods vehicles potentially causing structural damage to nearby properties, trees and hedges.

Cllr Rob Fryatt said there was a very broad space with no hedge and no screening of any kind, and the height of the buildings would be a significant problem.

Cllr Simon Ott will look at the trees to see if they have protected status **ACTION SO**

It was agreed to engage Squires Planning to assist with a professional representation. **Agreed unanimously**

If the deadline for responses is extended, the Clerk will publish on social media **ACTION VA**

2 - To consider next steps re DC/25/2057

Cllr Nick Yeo said that the Parish Council and community should be proud of what was achieved with DC/25/2057.

Cllr Ross Dye stated that we should be prepared for an appeal. We would need to consider what to do next when we know what Miller Homes decide to do next.

Cllr Ross Dye confirmed there was nothing more to be done at the moment and there was potential for Miller to submit a 2nd application that could run concurrently with an appeal.

It was agreed to wait until Miller Homes have made a decision on if they are appealing **Agreed unanimously**

3 - To consider and agree a response to the new local plan consultation

Cllr Ross Dye confirmed that a new Local Plan was being considered by HDC and the more responses the better.

Cllr Alan Strudley said that the sites were undesirable and this needed to form part of the representation. Cllr Lorraine Awcock mentioned that Wellcross Grange changes should count towards the allocation and that Sumners was unaffordable with many houses still for sale. It is the wrong type of houses in this rural location.

Cllr Rob Fryatt made it clear that brownfield sites must take priority over greenfield sites.

CLlr Rebecca Jackson said that it feels the Neighbourhood Plan is being ignored.

Clerk to draft a response and circulate to all Councillors for approval **Agreed unanimously** **ACTION VA**

4 - To consider and agree a response to DC/26/0801 -1 Motto Cottages Sandhills Road Barns Green West Sussex RH13 0PU.

Erection of new garage.

There have been representations for both for and against this application which the Parish Council had considered. It was agreed unanimously that the Parish Council have no objection to this application **Agreed unanimously**

5 - To consider and agree a response to DC/26/0984 - Westons Farm Westons Hill Itchingfield West Sussex RH13 0BD.

Removal of condition 3 and variation of condition 1 of previously approved application reference DC/25/0173 (Erection of a glasshouse) in relation to removal of Water Neutrality.

It was agreed unanimously that the Parish Council have no objection and no comment for this application **Agreed unanimously**

6 To consider and agree a response to DC/26/1223 - 1 Peskett Close Barns Green West Sussex RH13 0PY. Erection of a single storey rear extension.

It was agreed unanimously that the Parish Council have no objection to this application **Agreed unanimously**

107 Date of next meeting

The next ordinary Parish Council Meeting will be on Monday 21st September 2026 at 7.30pm in Barns Green Village Hall.

There being no other business, the meeting closed at 8.55pm.