

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 January 2026 10:15:50 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2057
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/01/2026 10:15 AM.

Application Summary

Address:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
Proposal:	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.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	5 Six Acres Close Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Trees and Landscaping
Comments:	Potential Future Development Concerns: The possibility of development on the field opposite the Queens

Head Public House, as well as the adjacent field, has been a longstanding concern among Barns Green residents. These areas have consistently been viewed as susceptible to future development, which could impact the tranquil and picturesque nature of our village.

Objection to Unsustainable and Inappropriate Development:
I passionately believe that any future planning application for development in this area would be unnecessary, inappropriate, and unsustainable. Such proposals would extend beyond the established limits of our village, encroaching into the surrounding countryside of Barns Green. This type of expansion risks undermining the very character and rural setting that make Barns Green a unique and cherished place to live. The community's concerns are rooted in the preservation of our village's identity and the protection of its picturesque environment from development that does not respect its boundaries or established qualities.

Local Development Planning History:

In 2016, the Parish Council was presented with a total of twenty-eight site applications for potential development within the parish. To assess the suitability of these sites, the Council employed a matrix provided by the government, which is specifically designed to determine site viability. This rigorous evaluation process resulted in the identification of two preferred locations for future development.

Subsequently, in September 2025, the residents of Barns Green formally adopted the Itchingfield Neighbourhood Plan. This plan, developed through local consultation and participation, officially recognised Sumners Ponds and Itchingfield Old School as the two sites most appropriate for potential development. The adoption of the Neighbourhood Plan was then put to a referendum in the village, and its outcome was accepted by Horsham District Council in November 2025. As a result, these sites are now incorporated into the Horsham District Council Neighbourhood Plan, guiding future planning and development decisions for Barns Green and its surrounding areas.

Impact on Local Character and Landscape:

Future development in any form will fail to respond appropriately to the established local character, the distinctive landscape, and the unique surroundings of Barns Green. The introduction of new development would therefore be detrimental, causing harm to both the visual and rural amenities of the area. As such, these proposals should be refused to protect the village's special qualities and preserve the integrity of its environment.

Impact on Local Amenities:

Horsham District Council and developers may perceive Barns Green as a picturesque Sussex village, complete with a charming

country pub and a well-supported village shop. However, granting planning permission for development on these fields would place these cherished amenities at serious risk. The viability of both the Queens Head Public House and the village shop is closely tied to the village's unique rural character and the support of the local community. Any significant development could jeopardise their continued existence, undermining the social fabric and communal spirit that define Barns Green.

Current Development Threats:

The village is currently facing significant risks from development activities. Planning permission has already been granted for thirty-four plots at Summers Ponds. However, it is understood that these plots have not yet been sold, and the development has had to be referred back for further planning approval. This is due to proposed changes in the original application, specifically the shift from 34% affordable homes to shared ownership arrangements. Additionally, the Itchingfield Old School site, which has been identified as a potential location for development, has not yet received formal planning permission. The uncertainty surrounding these sites adds to the concern regarding the future of Barns Green and its surrounding countryside.

Unrestricted Development Concerns:

Permitting developers unrestricted access to pursue their own interests poses a significant threat to the rural character, historical charm, and visual appeal of Barns Green and its picturesque surroundings. Such unchecked development activity undermines the village's distinctive identity, diminishes its attractive features, and risks irreversible damage to the landscape and community fabric that make the area unique.

The proposal is opposed because it would:

- Conflict with the Local Plan
- Be unsustainable.
- Increase traffic on unsuitable roads.
- Damage the landscape.
- Detrimental effect on the environment
- Negatively impact the community

The Local Plan:

The local plan, which has been accepted by Horsham District Council, identified two specific sites within the parish for development. These sites were Summers Fields, which is already under construction, and the Itchingfield Old School site. More importantly, these locations were chosen with the support of local residents, who were happy to accept them as appropriate for future development.

Unsustainable Development:

The Queens Head Public House stands as the heart of our community. It serves not only as a popular gathering place for

local residents but also attracts visitors from outside the village who come seeking the authentic country pub experience. The pub plays a vital role in village life, with a range of activities including monthly quizzes, coffee mornings, music events, and the annual car show: ironically, held in the very field now under threat of development. These events are significant not just for fostering community spirit, but also for raising substantial amounts for both local and national charities.

As a country pub, its appeal lies in its unique atmosphere and its reputation for excellent food. Many locals, myself included, would not choose to dine in a town pub, preferring instead the distinct character offered by a village establishment. However, should the pub become surrounded by a housing estate, this cherished country feel would undoubtedly be lost, undermining the very qualities that make it special.

Barns Green Village Stores is another essential part of community life. The new owners have seamlessly become part of the village, and the shop is supported by residents of all ages. Despite perceptions that it is mainly the elderly villagers who drive to the shop, in reality, the road outside is frequently busy with people coming and going throughout the day. If access to a new development were to be placed in the vicinity of both the shop and pub, it would severely disrupt the flow of customers and potentially threaten the survival of both businesses. The loss of these vital amenities would have a profound and negative impact on the social and economic wellbeing of the village.

Increased Traffic on Unsuitable Roads:

The community's dependence on private vehicles is considerable, with the majority of households owning at least two cars. Despite this, the country roads in and around the village are ill-equipped to manage additional traffic. At present, there is already significant congestion caused by frequent taxi movements servicing Munthum House School, which account for over 150 journeys during peak periods. This is compounded by the daily drop-off and pick-up activity at the primary school, creating persistent bottlenecks and further strain on the road infrastructure.

While a daily bus service operates in the area providing an important link for elderly residents, its effectiveness is regularly undermined by irresponsible parking, particularly in the Hordens. Parked cars often obstruct the route, resulting in traffic bottlenecks that impede the bus's passage. On occasion, the bus is forced to bypass certain stops altogether by travelling directly down Chapel Road, leaving residents without access to public transport.

A self-funded community transport service is operated by registered volunteer drivers, helping local residents travel to appointments.

Impact on the Village Shop:

The village shop serves as a vital lifeline for our local community, providing essential goods and services to residents and visitors alike. Many people rely on their cars to access the shop, whether they are commuters from outside the village such as those travelling from Brooks Green Park, the early morning commuter on their way to catch trains at Christs Hospital Station or local workers who stop by to collect their lunches. Throughout the day, there is a constant flow of vehicles, often resulting in a queue of cars along the road outside the shop. Introducing a new junction in the vicinity of this facility would disrupt this steady flow, risking serious negative consequences for the shop's accessibility and ultimately, its viability as a key community resource.

For these reasons, the proposed development site is unsuitable. Any new development would lead to increased reliance on private vehicles, generating more traffic on already stretched roads and causing further environmental harm.

Impact on the Landscape:

The proposed development would result in a dense concentration of new buildings on what is currently greenfield, agricultural land. This area lies beyond the established physical boundaries of Barns Green and outside the recognised limits of residential development. By extending built structures into this space, the proposal would encroach upon the picturesque countryside that forms the setting for our village.

Such encroachment would have a negative visual impact on the surrounding landscape. Any future development on this site would inevitably alter the rural character and scenic beauty of the area. There is a real concern that permitting this proposal could set a precedent, making it difficult to prevent further building and gradual expansion towards Fulford Hill.

It is important to note that the fields in question are divided by Smugglers Lane, which is an ancient right of way. Preserving this feature is essential both for its historical significance and for maintaining the rural landscape that is so highly valued by the community.

Effect on the Community:

The irreversible loss of green belt land is a significant concern for the community. Once this land is built upon, it cannot be restored to its original state. Although developers may attempt to compensate for this by adding small patches of greenery, these measures offer little consolation when compared to what currently exists.

From the perspective of local residents, there appears to be a lack of coordinated planning when it comes to new developments. While increased development may result in additional revenue for

the council, potentially alleviating pressure on council taxes, other important considerations are overlooked.

One of the most pressing issues is the strain on health services. Securing medical appointments is already challenging, and there is a shortage of qualified doctors to support the creation of new surgery facilities. Access to hospital care is also problematic, as the community is located at least 45 minutes from the nearest hospital. A deeply personal example illustrates the impact of this: in 2021, a family tragedy occurred when our grandson still born following a delayed hospital admission. Had there been a closer facility or had the distance to the hospital been considered, the outcome might have been different.

Infrastructure and Sewerage Concerns:

The local infrastructure continues to experience significant difficulties, particularly in relation to sewerage management. During the development of Ashmiles, there were assurances that the sewerage system would be upgraded to accommodate the increased demand. Despite these promises, similar measures were not implemented for the more recent Sumners Field development. As a result, recurring issues with sewerage overflow have persisted, with effluent frequently spilling into the local stream. Local farmers have observed that such incidents have happened on multiple occasions, highlighting the inadequacy of the current system and the ongoing impact on the surrounding environment.

Flooding is another recurrent issue. During periods of heavy rainfall, Plum Tree Cross Lane frequently floods, turning into a river and forcing both the pub and the shop to implement preventative measures. The situation worsens in autumn, as fallen leaves block drains, and it is often left to members of the community to clear them, given the apparent lack of response from the county council. Furthermore, the fields under consideration for development are prone to being waterlogged. The developer has indicated that the site drainage would disperse into so called balancing ponds which will gradually dissipate into the local brook which is currently poorly maintained and is cleared at culverted points by local residents to avoid their properties being flooded.

There is currently no demonstrated need for further development in the area. Builders are already banking land due to prevailing market forces, as seen with the Wellcross Grange development. The prospect of a developer constructing a road and then boarding it up, only to return years later, would create a significant eyesore for the community.

Community Sporting Events - Run Barns Green:

Barns Green is renowned for its annual running event, which brings together the entire community in various supportive roles.

The Barns Green Half Marathon, first held in 1982, has grown significantly over the years and now operates under the banner of Run Barns Green. This highly rated event features four separate races catering to all age groups, from young children aged 4 to adults up to 80 years old. The event raises substantial amounts for both local and national charities.

Event Parking and Logistics:

Sumners Ponds serves as one of the main parking areas for the event, providing convenient access and egress for participants and spectators alike. Until a couple of years ago, the field now under consideration for development had been used regularly for parking, as it offered direct access to the adjacent field near Betty's Lake. However, logistical challenges were present: the narrow gate limited the flow of vehicles, and the field itself is prone to flooding, making maintenance and use difficult during wetter periods.

Kind regards

Telephone:

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**Horsham
District
Council**

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