

13 Bramble Close
Barns Green
RH13 0AW
29th January 2026

Ms Alice Johnson
Planning Department
Horsham District Council
North Street
Horsham, RH12 1RL

Your Reference: DC/25/2057 - Land North of Little Slaughterford, Chapel Road, Barns Green.

Dear Ms Johnson,

We write in connection to the referenced planning application. We know the site and surroundings very well, living only 600yds from it and regularly walking the adjacent footpaths and fields. We have read the submission in detail and as it firstly contravenes many of Horsham District Council's current planning policies, secondly fails to reflect the democratic views of residents in Itchingfield Parish Council's neighbourhood plan and thirdly would result in significant harm to the character and local amenity of the area, we wish to strongly object to this development.

Horsham District Council Planning Framework (HDCPF), 2015

Comments in reference to 2015 HDCPF.

Policy 4: The level of expansion is appropriate to the scale of the settlement type (not met). HDC classifies Barns Green as a 'medium settlement'. The proposed development of 68 houses is far beyond the scale envisaged for a settlement of this type and represents a disproportionate urbanisation of this small, rural settlement which would irreversibly harm the character and appearance of the area.

Policy 31: Developments should enhance existing biodiversity (not met). To make way for a wider road, this planning application completely removes the ancient hedgerow which runs parallel to the site and Chapel Road. Hence, this development proposal does not sustain biodiversity, it destroys it.

Policy 32: Developments should be of an inclusive design (not met). The contemporary look and feel of the new development are not in line with the traditional Sussex style vernacular of many houses and buildings in Barns Green. Moreover, there are five Grade 2 listed buildings in the near vicinity which date back centuries and the vista and their amenity would be severely affected.

Policy 33: Developments should not cause unacceptable harm on the amenity of surrounding occupiers (not met). This development will have major detrimental impact upon residential amenity of the neighbouring properties along Chapel Road. The scale and design of these 68 dwellings will be visually overbearing in nature, size and appearance and are too close not to acutely affect residential amenity. This will lead to a significant loss of privacy and adversely impact the peaceful enjoyment of homes and garden through increased disturbance. It is also material to note that the development of these houses will create a second building line along Chapel Road which opens the door for further planning applications in future.

Moreover, the modern design of the buildings is completely at odds and incongruous with all the other properties along Chapel Road. The access is directly opposite the pub and shop and will create excess noise and vehicular exhaust fumes. Furthermore, cars and other vehicles will be forced to carry U-turns to return adding to noise disturbance and light pollution at night.

Policy 38 - Development proposals should have the lowest risk of flooding (not met). The centre of Barns Green has been prone to flooding for years - the village shop has been flooded many times through water flowing down Sandhills Lane. The increase in building density will only exacerbate the risk of flooding as a result of run-off, inadequate drainage infrastructure and climate change.

Policy 40 – Minimise the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians (not met). Chapel Road is a very busy road already with a wide range of cars, vans, caravans and HGVs as well as cyclists, horse riders and ramblers. The vehicular entrance to the site is directly opposite Barns Green shop and only 25m from the Queens Head public house. The additional concentration of traffic will cause even greater traffic problems and create dangerous safety hazards for motorists, cyclists and small children.

Policy 41 –No loss of existing parking spaces (not met). The application does not provide sufficient parking and does not demonstrate safe access or adequate mitigation for increased traffic. Parking is an issue now on Chapel Road and this will only get worse with this development. Many cars park along this road to visit the shop and pub adding pressure on traffic. The parking situation is totally ignored by the applicant and is considered to be totally inadequate.

In summary, the applicant has failed to address the significant conflicts with key HDCPF policies and in several instances appears to ignore them entirely. These unresolved policy breaches are substantial and provide clear and compelling grounds for HDC to refuse the application.

Itchingfield Parish Council's Neighbourhood Plan

HDCPF Policy 4 states that *expansion of settlements will be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge*. It is important to note that Horsham District Council has not allocated this land for housing.

Itchingfield Parish Council (IPC) recently consulted the parish on its Neighbourhood Plan culminating in a vote in September last year. The parish voted overwhelmingly to adopt the plan which recommended two large development sites to help meet the District's housing needs. Building on one of these sites has started and the other has not. This new development in Lower Slaughterford was not included in the plan and therefore the residents have had no say.

The proposal is directly at odds with the views expressed by local residents through the recent democratic vote on the Neighbourhood Plan. That vote provided clear, up-to-date evidence of community priorities and expectations for future development.

Conclusion

- Planning application DC/25/2057 conflicts with a wide range of HDC's planning policies
- The planning application does not safeguard the residential amenities and vista of neighbouring properties— privacy loss, modern design and increased noise and pollution - including those of five nearby Grade II listed buildings
- The designs of the houses proposed are modern and alien to the traditional Sussex vernacular found extensively in the Barns Green vicinity
- The development will destroy ancient mature hedgerows as well as kill plant life and animal habitats and does not sustain biodiversity
- The proposed location of the vehicular access is fundamentally flawed and poses a significant safety risk to all road users. Given the severity of this hazard, the inadequacy of the access design alone provides sufficient grounds for refusing the application
- This proposal is wholly inconsistent with the clearly expressed views of the local community, as demonstrated through the recent democratic vote on the Parish Council's Neighbourhood Plan

It is for these reasons that Horsham District Council should reject this planning application.

Yours sincerely,

[REDACTED]