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**Sent:** 26 July 2026 12:46  
**To:** Planning  
**Subject:** Objection: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex

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5 Six Acres Close, Barns Green, Horsham  
West Sussex RH13 0PL

Dear Sir / Madam

Objection: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex – 68 Dwellings by Miller Homes

### **Conflict with the Neighbourhood Plan**

The Council's recommendation is at odds with the clearly expressed wishes of the Barns Green electorate. The proposed development site was explicitly discounted in the Barns Green & Itchingfield Neighbourhood Plan after extensive community consultation.

Residents rejected the site for sound planning reasons, including landscape harm, unsustainable expansion of the village envelope, and significant infrastructure constraints. The Neighbourhood Plan is the most direct democratic expression of local planning priorities and should carry significant weight under the NPPF.

For that reason, it would be inappropriate and undemocratic for the Council to recommend approval of a scheme that the community has already rejected through the proper plan-making process.

Unresolved Planning and Infrastructure Concerns

In addition to the conflict with the Neighbourhood Plan, several serious issues remain unresolved and make the application unsuitable for approval:

- **Wastewater and sewage capacity failures**, with Barns Green WwTW already under strain.
- **Flooding risks** that have not been adequately mitigated or evidenced.
- **Highway safety concerns** on Chapel Road and surrounding lanes.
- **Unsustainable pressure on village services**, facilities, and rural character.
- **The fact that the site was previously assessed as "Not Currently Developable"** in the SHELAA and has never passed any soundness test through an adopted "Local Plan" i.e. Barns Green and Itchingfield Neighbourhood Plan.

Taken together, these concerns show that the proposal is neither plan-led nor sustainable. Approval would undermine local democracy and weaken confidence in the integrity of the planning system.

### **Wastewater Capacity and Southern Water's Position**

Southern Water's position on the Barns Green Wastewater Treatment Works has been inconsistent and concerning. In January, the water authority stated that, in its opinion, Barns Green WwTW was capable of accommodating the additional wastewater flows from the proposed development.

By July, however, Southern Water had reversed that position, stating that the works would require “extensive improvements” to cope with increased loading. This contradiction raises serious doubts about the reliability of the technical evidence supporting the application.

The Local Planning Authority cannot make a sound, safe, and legally defensible decision when the statutory wastewater authority has not maintained a consistent assessment of capacity. The July statement indicates that the existing infrastructure is not currently fit for purpose, and approval would risk worsening known sewage and environmental problems already affecting Barns Green.

The recommendation process appears flawed and biased. Councillors from rural Horsham parishes seem reluctant to accept development in their own areas while collectively supporting it in another parish.

More than 500 objection letters have been submitted by people with local connections. Councillors must recognise their role as elected representatives of the community and give proper weight to those concerns.

[REDACTED]

[REDACTED]