

Bulbrook House Farm,
Valewood Lane
Barns Green
RH13 0QJ
January 28th 2026

Planning Department
Horsham District Council
Parkside Chart Way
Horsham
RH12 1RL

By email

Objection Summary - DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green (68 dwellings)

I object to the Miller Homes development plan for a housing estate consisting of 68 houses on Chapel Road for a multiple of reasons which I list in this letter.

I have lived in Barns Green for 14 years and cherish the rural nature of the village and surroundings and the community. We live on a small farm by Parsons Brook, a stream that runs by the village and most pertinently by the village sewage works.

I am not an expert on building housing developments or government planning regulations but I do understand how this community functions and I cherish it and the nature in and around our village. This new development proposal is not suitable for this community, village life and the natural topography. Barns Green have proposed development sites and this was not one of them. The major issues that I can see are as follows.

Sewage:

Southern Water have known for years that the sewage works is inadequate for the village needs so I will not list all the documentation associated with this as it is well known and in the public domain. On a personal level, every time it rains heavily the system overflows into Parsons Brook. With strong rain, Parsons Brook floods our land and lake which lies by the stream. This happens many times a year and we have found dead fish in our pond thereafter.

Nothing has been done to improve the facility which is in crisis, even since the Ashmiles and recently with the Sumners Pond development. The sewage works is not fit for purpose and adding 68 more houses into the network will be catastrophic. This is fundamental, the system is a disgrace as it stand today.

Electricity:

No assessment for grid capacity and no consultation with UK Power networks has take place or is not reported. The local substation cannot accommodate the new small 32 house Sumners development and houses with solar panels are supplied with diesel generators at present, with no end in sight. How can a new 68 housing development next door be built when there are serious unresolved issues and questions on how electricity will be supplied?

Traffic and Transport:

The site sits directly opposite listed buildings that form part of the historic rural setting of the village core. Replacing open fields with a large housing estate would urbanise this sensitive area, eroding the traditional appearance that defines Barns Green.

The extra traffic from 68 houses - on top of recent and planned developments - will put severe pressure on Chapel Road and routes through the centre of the village and outside the village. Increased congestion threatens the viability of key community assets like the village shop and the pub. If access and

parking become difficult, passing trade and local use particularly for older people will decline. These are not just businesses - they are vital social hubs that hold the community together.

The impact of so much more traffic has not been properly assessed as the new 32 Sumners homes impact has not been taken into consideration and neither the fact that there is an approved Neighbourhood Plan with capacity for a further 50 or more house which can be built on the proposed sites, site DC/25/2057 not being one of them.

There will be hundreds of more vehicles to contend with and the village streets will be adversely affected. Being a rural community, most people here have their own vehicles and the public services are minimal. The railway station is about 4 miles away and has no public transport connection- you need to drive or cycle. The bus service is minimal with nothing in the evenings or at weekends.

Thus, new residents need cars and from observation of the Sumners development and Ashmiles most houses have two cars. The stress on the village and the surrounding road systems has not been addressed.

Neighbourhood Plan:

Residents have voted overwhelmingly for a Neighbourhood Plan in 2025 which allocates specific sites for development. The site DC/25/2057 is not one of them as it was deemed unsuitable for development.

Flooding, access, traffic, rural aesthetic was amongst the reasons it was deemed unsuitable.

Ignoring this Neighbourhood Plan goes against the government's own Planning and Infrastructure Bill guidance (Sept 2025). The whole point of an NPPF is for communities, who know and understand their environments, to assist in identifying suitable development sites. This ensures that the existing community is protected from the detrimental impact of unsuitable developments.

Once a housing estate has been built, and the negative impact of an unsuitable site manifest themselves into the daily lives of the existing communities, it cannot be easily undone, you cannot remove the development once built.

Thus, it is imperative that any development should follow local recommendations and take into consideration the aesthetic and cultural life of the existing community.

This proposed development is on a field that is part of the green setting that gives Barns Green its identity as a rural village rather than a suburban extension. Building here would close the visual and physical gap between countryside and settlement, permanently changing how the village looks and feels.

In summary, this development would:

1. Worsen the existing sewage crisis and flooding problems, potentially creating health risks to humans and animals
2. Over strain the existing traffic conditions- roads in and out of the village and surroundings
3. Overload the already inadequate power supply.
4. Damage the historic visual and cultural character of the village centre
5. Create serious traffic congestion that threatens the survival of the pub and shop
6. Prevent parking in the centre of the village due to the access road. Widening Chapel Road will not prevent these issues.

This proposal development would negatively impact the existing community, the heart of our village, the rural life, the delicate natural environment affecting animals and plants, with no benefits to the village.

Yours faithfully

