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Sent: 04 February 2026 20:45
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford

Categories: Comments Received

I am a member of the public and resident of Barns Green.

I am writing to OBJECT to the above proposed development on land north of Little Slaughterford for the following reasons;

I understand that this site was considered for development not long ago and was deemed unsuitable by both Horsham Council and Itchingfield Parish Council when considering the Neighbourhood Plan. Nothing has changed to alter that decision. Other sites in the Parish were considered more acceptable.

The social hub of Barns Green is the village shop and the Queen's Head pub in Chapel Road, a narrow country road and the main one through the village and not suitable to take the increased amount of traffic this development will bring about. It is essential for parking along the road outside these two businesses both for customers and delivery vehicles. This part of Chapel Road is usually very congested already and yet the entrance to the proposed development would be directly opposite these two vital businesses. That would cause even more congestion and danger of accidents happening which, in turn, would discourage residents from going to the shop and pub, thus potentially resulting in those businesses having to close. Without the shop and the pub the village will die.

This area is the heart of the village and not on the edge of the village as stated in the plans. In fact the field to be used for the new development was the original village green and for many years has been used for very successful charitable events such as Run Barns Green and a classic car show. Most of the money made at these events was donated to St Catherine's Hospice.

The inconvenience to the residents and disruption to the use of Chapel Road during the building of the development would be horrendous for several years and damaging to the road surfaces by heavy vehicles. Ongoing disruption is still being suffered from the late completion at the Sumners Pond site where the houses are very slow to sell, posing the question, are extra houses needed in Barns Green?

Several buildings in the area in question are very old and listed. An estate of modern construction, height and design in the middle of them would be totally inappropriate and out of character of the rural look of the village. The development also calls for the removal of the ancient hedge that runs along Chapel Road and is an important habitat for wildlife, and which also helps to alleviate flooding by holding back soil erosion and water. The shop has experienced flooding on several occasions.

The sewage works for the area is not fit for purpose as I understand that untreated sewage often overflows into the stream and nearby properties. This is a major health hazard which would just worsen when all the new houses at Sumners Ponds are occupied, and this proposed new development will add to that problem.

The bus service for Barns Green is totally inadequate with no daily service and with no train station within walking distance, so the owners of these extra properties would need to use cars to exit and enter the village, thereby adding to the traffic congestion and extra emissions. The amount of parking space proposed for the new houses would not be sufficient thus causing yet more parking problems along Chapel Road. This is also a road used by most local families for young children going to the local primary school.

The original plan showed 65 houses to be built but this has increased to 68. The percentage of affordable or shared housing however has decreased in the latest plan.

I hope all these issues will be taken into account when the application from Miller Homes is considered.

Yours faithfully,



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