

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 02 February 2026 19:48:18 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 02/02/2026 7:48 PM.

### 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 Saltbox Close Barns Green |
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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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul> |

Comments:

OBJECTION - DC/25/2057 Land North of Little Slaughterford,  
Chapel Road, Barns Green 68 Dwellings - Miller Homes

As a resident of Barns Green, I strongly object to the application for 68 houses on the Land North of Little Slaughterford. Please consider my objections on the following points:

1) Contravenes the made Itchingfield Neighbourhood Plan

The Itchingfield Neighbourhood plan was approved by referendum on 4th September 2025 and formally made on 8th October 2025. Planning law is clear that given the made Neighbourhood Plan contains policies and allocations to meet its identified housing requirements this application should be refused as the adverse impact of approving it would "significantly and demonstrably outweigh the benefits". It is not essential to this Countryside location.

2) Loss of a rural amenity, Village Character, Listed Buildings and Heritage Impact

This field plays a vital role in the community. The proposed development would destroy this rural amenity and significantly harm the historic character of the village.

3) Loss of Village Amenity

The proposed road layout showing the entry road opposite the village shop and the Queen's Head Pub would have serious detrimental impact on both. The loss of two vital community assets as a result of this development would impact everyone in the village detrimentally and their importance should not be underestimated.

4) Traffic Generation and Parking Impact

The applicant has not demonstrated the cumulative impact on the local road network, are inconsistent in their proposed parking plan and have not taken into account the negative impact loss of on-street parking spaces would have on established local businesses.

5) Public transport not sustainable

The assumptions made in the applicants Transport Statement are simply not credible or based in reality. The village is not a location where sustainable transport can be considered as an alternative to car use.

6) Housing needs not met

The applicant's primary justification for seeking approval for this

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speculative development which is outside of the BUBA and in conflict with the Neighbourhood Plan, is that is addressing a housing need. This could not be further from the truth. It provides the wrong housing mix, out of character design at the wrong density and significant deliverability concerns.

7) Lack of Secondary School Provision in the Horsham area

Without confirmation of a new secondary school within the area, this application should be refused as there simply won't be enough secondary school places available.

8) Lack of Consultation with UK Power Networks

This proposal should not be given consideration by the council until UK Power Networks have clarified the available grid capacity to supply the proposed 68 houses.

9) Lack of sewage treatment works capacity

Barns Green Water Treatment Works is at capacity and frequently discharges raw sewage into water courses causing damaging pollution. The applicant has provided insufficient documentation, ignoring overflow events, providing no cumulative impact assessment and only considering the immediate connection point, which references the incorrect location.

10) Increased risk of flooding from surface water and other runoff

The applicant incorrectly states there is no evidence of flooding. The proposed development will exacerbate existing flooding problems in the village from surface water run-off and increase the instances of sewage overflow into Parsons Brook causing damaging pollution.

11) Removal of Ancient Hedges, harm to Ancient Woodland and other habitat loss

Natural England Standing Advice must be applied to this site. This proposed development would destroy an ancient hedgerow and cause irreparable damage and deterioration to ancient woodland and should be refused.

For these reasons this application must be refused

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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