

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 February 2026 18:46:03 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 03/02/2026 6:45 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: Trelowenek Valewood Lane Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity
Comments:	I both oppose and strongly object to the Proposed Development [DC/25/2057] on the following grounds: Design:

The graphical illustrations of both the individual house designs, and the sketch perspectives of the houses as a row, show their design is entirely unsympathetic to the rural setting of the village and adjacent properties, some of which are Listed and historic. The escalating frontal perspective of the Proposed Development, as the landscape rises from Chapel Road above the Village, coupled with the high, over-pitched roof design, are both unsympathetic to, and will overpower, the open landscape vista in the Village centre that Barns Green residents have enjoyed for hundreds of years. Miller Homes have chosen to feature (Section 4.0) sketches of street scenes as a single line of houses, deliberately not including the profile of housing rising behind these as the land rises. The impact of the entire housing estate will be claustrophobic.

Barns Green villagers accept that housing development is a requirement for an increasing population. We also recognise that, when good house design is a core virtue held by the developer, the end result can make a pleasing and welcome contribution to the appearance of the Village - as, for example, with Berkeley Homes' The Ashmiles development in Two Mile Ash Road. The proposed Miller Homes' house designs lack any empathy with Barns Green's evolution as a nucleated farming hamlet and indeed, stand in stark contrast to the attractive and characterful houses in the Village that Miller Homes chose to include in their Design & Access Statement (see Section 2.0 in Full Planning Application: September 2025).

Highway Access and Parking:

The Miller Homes' plan shows traffic entering and leaving the Proposed Development through a single entrance onto Chapel Road, directly opposite the site of the existing Barns Green Village Stores. The plans show this section of Chapel Road through to the junction with the Hordens would be modified to create parking bays outside the shop, alongside 2-way traffic. At present, due to on-street parking, traffic speed is self-regulated and tidal as there is only one lane for traffic flow. The prospect of making this segment of Chapel Road a 2-lane thoroughfare incorporating an active junction into the new Development, and directly opposite to the anticipated new access road associated with the restoration of Herons Reach and the new Village Stores and a dwelling (DC/19/2052), together with street parking for customers of the Stores, is deeply concerning for the safety of Village residents and visitors.

Based on the various site layouts for the Development submitted by Miller Homes, it can be expected that parking for residents of the new Development, and their visitors, will be inadequate, despite design compliance with the requirement for parking spaces. This has the potential for overspill parking in Chapel Road, which potentially jeopardizes the Village Stores business, and the Queen's Head Pub, both critical assets to Barns Green.

Loss of General Amenity:

The Proposed Development of the Land North of Little Slaughterford and south of Smugglers Lane - to build 68 homes and associated works would result in significant and unacceptable detriment to the character and pleasantness of the centre of Barns Green Village. This detriment would be exacerbated by the anticipated further adjacent development of Land North of Smugglers Lane (SHELAA Ref SA510), which is widely discussed as being the next target for development after the land which is the subject of this planning application.

Miller Homes misleadingly describe the location of the site for development (DC/25/2057) in Section 2.1 of their Design & Access Statement as "...at the western edge of Barns Green". Even a brief review of the circumstances of the evolution of the Village would have clearly identified that Blacksmith's Cottage, Queen's Head (previously the Bricklayer's Arms 1852); the Chapel (1870) and the Post Office (1895) are all within the segment of Chapel Road, alongside which the Development is planned. So the frontage of the proposed development - after the unthinkable removal of the historic hedge that defined the eastern boundary of the 16th century Little Slaughterford - will directly face the true centre of the Village - not be "at the western edge".

If the Development is permitted, visitors and residents frequenting the Pub and the Shop/Post Office or just walking/driving through the village centre will thus lose the amenity of the rural, pastoral landscape as it has existed for centuries.

The unsuitability of this land for housing development was made clear in the HDC SHELAA Housing Land Report Dec 2018, wherein it was concluded that it (Site SA006) ..."is not well related to the built form of the village. It is therefore assessed as 'Not Currently Developable'". The Site was also not included in the Barns Green & Itchingfield Neighbourhood Plan 2024-2031 that was made through Referendum in 2025. It is clear that Itchingfield and Barns Green have provided support for housing development (viz land at Sumners Ponds - ongoing development) and proposed through the Neighbourhood Plan, a perfectly plausible site for further development (viz Old School Site at Itchingfield).

There is no unmet requirement for housing beyond these 2 sites and the application by Miller Homes to develop the land north of Slaughterford in DC/25/2057, quite aside from the widely described inadequacies relating to drainage and sewerage infrastructure, should not be permitted.

Therefore I recommend that the application is refused

Kind regards

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