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Sent: 03 February 2026 19:03
To: Planning
Subject: OBJECTION: Planning Application DC/25/2057 Land North of Little Slaughterford, Chapel Road. Barns Green 68 Dwellings – Miller Homes

Categories: Comments Received

Dear Sir/Madam,

OBJECTION: Planning Application DC/25/2057 Land North of Little Slaughterford, Chapel Road. Barns Green 68 Dwellings – Miller Homes

Commentator: Member of the Public

[REDACTED], 1 Oak View, Two Mile Ash Road, Barns Green, Horsham RH13 0PZ
[REDACTED]

I am writing to express my strong objection to the above application. As a resident of Barns Green for over 40 years I have grave concerns over the impact the proposed development would have on the character of the village and the veracity of Miller Home's submission.

My key areas of concern are set out below.

The Application conflicts with our Neighbourhood Plan

The Village Neighbourhood Plan was approved at a referendum on 4th September 2025, following a number of procedural false starts relating to advice received from HDC and the Council's failure to generate an acceptable Local Plan.

The Neighbourhood Plan designates sites within the village for potential housing. The proposed site is not one of them. I believe the village accepts there needs to be growth but the proposed site was expressly excluded in our plan. I note that the proposed development site also conflicts with HDC's last adopted LPF.

The adverse impact of the development on the village and the local environment

The development of the proposed site will have an adverse impact on the village.

The proposed form and style of the properties are more in keeping with an urban development than suited to a rural location. The layout, building height and proposed materials will create an architectural statement not befitting a rural village setting. The building mix does not meet village or local needs.

While the application suggests that the presence of the shop/post office and pub opposite the development is positive, I would suggest that the sustainability of both will be adversely affected. Disruption during construction, the reduced availability of parking outside the shop and the vista from the pub garden both during and post construction will certainly have a detrimental impact on their business. Both the shop/post office and pub are key village amenities.

Construction and later general traffic flows will have a prejudicial impact on adjacent and nearby "listed buildings." I would point out that a previous building application elsewhere in the village was declined by HDC in part because of the deleterious impact of traffic on a listed building located opposite the proposed site.

In simple terms Millar's proposal is inappropriate, overwhelming, incompatible with a rural setting, and in the wrong place.

Environmental Concerns

The development puts ancient hedgerows and woodland at risk. This is a backward step and confirms Miller Home's lack of empathy with the rural setting.

The sewage works that serves the village fails to cope with the existing load. HDC is aware of this. In 2022, there were 43 overflow events, amounting to 411 hours of raw sewage discharge into and polluting the adjacent stream. This stream feeds the Adur (not the Arun as stated in Miller's submission) that flows through the international renowned Rewilding Project at KNEPP. Since 2022 more properties have been added to the network. In addition, the impact of the 32 homes at Sumners is yet to be established. Adding a further 68 properties can only exacerbate things, leading to greater levels of environmental pollution. I believe that Southern Water is yet to comment.

Transportation

The contention by Miller Homes that the general modal shift away from cars to public transport will minimise the number of additional vehicular journeys belies the fact that the village has a totally inadequate and inappropriate bus service to and from Horsham. The nearest railway station, Christ Hospital, is some 3.7 km away and there is neither an appropriate nor consistent bus service available to residents enabling convenient and timely access to trains.

The addition of 100 plus cars generated by the development must have an adverse impact on vehicular traffic around and through the village. Any other contention is unrealistic and risible.

The Submission

The quantity of documentation provided by Miller Homes, in support of their application, is impressive. It is unfortunate that the content is less admirable. Documents quote incorrect locations, water catchment areas and includes general statements that cannot be substantiated. Responses from key utilities have not been received or sought. There are several areas where Miller Homes has failure to instigate or complete necessary assessments. One gets the feeling the whole application is based on providing a large quantity of documentation rather than one of quality and substance.

Notwithstanding this I note that Miller Homes confirms that its Application is incompatible with the adopted Local Plan.

As a community, the village accepts the need for housing, of the right type and in the right location. This was recognised in our Neighbourhood Plan where two sites were identified for development. Both were semi-brown field sites.

Miller Home's Application relates to a location expressly excluded from our Neighbourhood Plan, excluded from HDC's adopted Local Plan and totally unbecoming a rural village setting. The proposal is inappropriate and if agreed can only have a deleterious impact on the local environment, the character and rural heritage that epitomises Barns Green.

Yours faithfully,

