
Sent:

05 February 2026 23:43

To:

Planning

Subject:

DC/25/2057 Land North of Little Slaughterford - Stance: Object

Categories:

Comments Received

To whom it may concern,

As a member of the public, I want to strongly object to the proposed development named above in the village of Barns Green. The village is a beautiful, welcoming community and I believe the environmental/social effects will be devastating to the locality. This will ultimately change the appearance and character of the village.

My understanding is that the site is deemed undevelopable under the current-made Horsham District Planning Framework and also SHELAA, plus the Itchingfield Neighbourhood Plan. A number of policy elements in these respective documents are relevant to it being rejected. Moreover, public response to the site when it was proposed in the Call for Sites for the IP NP was overwhelmingly negative and it was site 26 of 28 options.

There are a number of errors/concerns to me regarding the application as follows:

- Southern Water's response and inaccuracy regarding the location of the development. They claim there is capacity but the village experiences sewage releases into Par Brook on a regular basis during the winter due to local flooding (screenshot attached as of today) with villagers suffering the effects directly. In regard to supply, the village often experiences low pressure which whilst is manageable for domestic properties, is a welfare issue for farms with livestock in fields, reliant on mains pressure water troughs.

- Flooding in the village is of huge concern, with rainwater run off from the adjacent fields to the proposed development taking a route towards the shop and pub on Chapel Road (images attached of the run off into the proposed site, which is downhill). The development of this site will require significant flood/drainage infrastructure due to the ground conditions, to protect both the development and the existing community. Has this been considered? Image and video attached of the gateway at the top of the proposed site. Reference below.

I'm sharing a what3words address to help you find this specific location. Tap to see exactly where it is:

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- Water Supply - The recent 6 day water supply outage in East Grinstead was caused by the addition of a new housing development to the old infrastructure, which caused it to fail. The same happened in Tunbridge Wells. What is the plan to upgrade the village infrastructure to avoid this?
- Transport - an error in the WSCC response states there is a regular bus service No9 within 400m to local villages and towns which is again incorrect. The village is rural and requires the use of a car or at the very least a bike (not ideal for elderly or vulnerable people)
- Increased Traffic - this will pose a safety risk and in my view, additional concern for the use of the train crossing on Chapel Road which Railtrack should be asked to comment on.
- Valewood Lane manual crossing- Railtrack are conscientious in risk assessing both the above and the manual crossing which will be subject to increased vehicles and people utilising these. They should be invited to comment.
- Electricity Supply - has there been a response from SSEN regarding whether the infrastructure can supply the development? I have been unable to find this? The Sumner's Ponds development has been running properties on generators for months. This maybe unrelated but should be considered.

Thank you for taking the time to review my objection, I hope for the sake of the village that HDC reject the proposal, there are many identified favourable, more sustainable and environmental plots in the area as per the Call for Sites document.



from
Southern
Water® 

Map Release History H

Enter address, ou



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