
Sent: 28 January 2026 17:12
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford

Categories: Comments Received

[REDACTED]
31 Challen Street, Billingshurst, RH14 9FR

Dear Planning Officer,

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

I am emailing with my objections with regards to the planning application DC/25/2057 in Barns Green. Please see my comments and concerns below.

- **Neighbourhood Plan and Planning Policy**

The site stated above has previously been deemed undevelopable under the Horsham District Framework and also received a highly negative response from the local community when it was a proposed site in the 'Call for Sites' Neighbourhood plan. There were multiple other sites that were more favourable to the community that have not yet been considered for planning so I do believe these should be looked at first before looking at this site.

- **Over Development of the community**

I have lived and/or worked in Barns Green my entire life and in the last 12 years we have seen the Ash Miles development on Two Mile Ash Road, a new Primary School (which is not in keeping with the village) and the Sumners Fields Development on Chapel Road which is still taking place. I fear as a small village we are now over developing the community. There are more properties for sale in the area than there has been for years and overdevelopment and the village losing its rural charm must be considered as a contributing factor.

The Sumners Fields development, which is still going on years over estimation, has yet to sell all of the properties, surely highlighting the lack of demand for houses in the area. They have now reduced the sale prices for these properties in the hope of selling them and making them more affordable as this was not the case to begin with.

- **Highway Traffic, Safety and Parking**

Chapel Road is already a highly used rural road with a high volume of traffic using it as a thoroughfare. Adding a higher volume of traffic plus an access point onto the road from the development would

only increase the congestion along Chapel Road as well as the risks of accidents. The road is also used for school buses and large lorries which adds to the congestion risk and accident risk when school children are being dropped off. The road is already restricted for two way traffic due to customers using Barns Green Village Stores but at this stage is not a problem for overall traffic however with a higher volume of traffic this would be massively impacted let alone the impact on the local village store if people can no longer park along the road to use it. It is a convenience store so convenience is key to its survival.

Barns Green has very limited public transport meaning the majority of residents all have their own cars, no shared cars in households, and it is important for young people to drive as soon as possible to enable employment and social opportunities. The planning submitted does not allow for enough parking for each new proposed house meaning parking will become an issue. The roads in the proposed development will not be wide enough for cars to park meaning Chapel Road will become the closest place for excess cars to park adding to congestion and hazards.

- **Infrastructure and Utilities**

The infrastructure and utilities in the area are already under pressure so adding more would only cause more problems. The current sewage system is already exceeding capacity with the current community, not accounting for the empty homes on the Sumners Fields development, let alone adding another 68 homes to this. I'd also like to highlight the report submitted on the water/sewage waste which states the sewage running into the incorrect river. This should be addressed and another report carried out to obtain correct readings. The drainage throughout the village is poor with flooding along Chapel Road causing severe issues especially to Barns Green Village Stores which is usually the most impacted - this happens every year, usually multiple times a year, even if there is no evidence on your record of this. Members of the community have to go out to clear out the drains to prevent irreversible damage but the proposed development would add more strain to this as it would take away an area where rainfall can be absorbed and it would then naturally run onto Chapel Road.

- **Nature and Green Space**

At the meeting with Miller Homes in August 2025 they stated how there would be a 'large' (size not specified) green space at the front of the development that could be utilised as a 'village green' however we do not require this. We require countryside which is used for livestock, charity events and adding countryside appeal to the village which brings in custom from outside the area to support the small businesses in the village including Sumners Ponds, The Queens Head Pub, Barns Green Village Stores and Barns Green Sports and Social Club.

The plan also states the removal of the ancient hedgerow that runs along the front of the field - this meets criteria for being 'important' so what now makes this 'unimportant'?

There is also many other wildlife that live in and around the field and any building work would surely impact this.

- **Community and Charity Events**

The field is currently used to host the Barns Green Classic Vehicle Meet every year in August which raises thousands of pounds for local hospice St Catherine's Hospice and I am sure you are aware how vital those funds are since the government funding cuts. The field is also used as an access point for the car park for Run Barns Green, another community and charity event, that has grown year on year to support local clubs and organisations as well as raising funds for St Catherine's Hospice as

well. All of these major community and charity events would come to an end or have major implications if this planning was approved.

At the Parish Council meeting held on Monday 26th January 2026 it was also alarming to hear that the file relating to the plot located North of Little Slaughterford had been 'misplaced' therefore all planning should be postponed until this is located and all previous investigations and applications are considered.

I am aware that personal reasons hold very little 'weight' in these circumstances however as the manager of The Queens Head Public House located on Chapel Road I can only express how detrimental I fear this development would be for the business, my job and ultimately the community. The Queens Head has served the local community for years however the strains of the current climate has taken its toll and with the impact of the building work going on I fear we would not survive. Customers would have problems getting to us, the disruption would be off putting and we would no longer be able to advertise ourselves as a 'rural village pub' with a development of 68 homes across the road losing its appeal and charm. On top of that we are owned by Stonegate Pub Company, a large company who have caused many publicans in the Horsham District area to walk away from the pubs they love, which I am sure you are aware of, due to their high overheads we have to pay for rent and supplies which we would no longer be able to pay with the loss of business. Unfortunately if the proposal does go ahead we do fear that the pub would ultimately close causing the village to lose one of its key aspects and appeal.

Many thanks for taking the time to read my email.

Kind regards

A black rectangular box used to redact the signature of the sender.