

[REDACTED]

Sent: 02 February 2026 17:45
To: Planning
Subject: Planning Application DC/25/2057

Categories: Comments Received

Dear Planning Officer

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

Commentator- Member of Public

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

I am writing as a resident of Barns Green for over 40 years to strongly object to the above application

Planning Policy- Neighbourhood Plan

Our Neighbourhood Plan was approved by referendum on 4th Sept 2025 and made on 8th October 2025. The Neighbourhood Plan was developed over a number of years with regular consultation with Barns Green residents taking place. The above location was considered and completely rejected as a suitable site and therefore was expressly excluded from our plan. The Neighbourhood Plan acknowledged the need for housing and allocated for additional housing on more suitable sites.

Miller Homes proposal of 68 houses far exceeds the 50 houses that mysteriously appeared in the now withdrawn HDC local plan. Miller Homes claims the new homes will be outside the built up area boundary yet it should be noted they are opposite the village shop and pub in the heart of the village. The type of housing Miller Homes propose are of an urban design with over density for the site and are totally out of character and inappropriate for a village setting. If they are allowed to be built they will totally overshadow the village and alter the rural nature of our small village.

Highway Traffic and Parking

Miller homes claim that " the proposed development is anticipated to generate circa 20-30 vehicle trips in the morning and evening peak hour periods". However Barns Green has a poor and irregular bus service during the day and no service in the evening . The nearest station is 3.7km away.. For any new residents needing to access work or evening events they would require a car and indeed the 2021 census for rural Horsham indicated the average household has 1.69 cars. On this basis the 68 houses would generate potentially a further 114 cars which in turn would indicate there would be far more traffic than Miller Homes are suggesting. This will cause added stress to an already vulnerable rural network of roads and increased risk to resident's safety.

Impact on the Community

As a small village we are fortunate to have a local shop and post office and a local pub. The proposed entrance to the new houses will be opposite these amenities. Both the shop and pub depend on people being able to park easily to access them. Parking for the shop is along the street. If the proposed buildings

go ahead it will prevent people parking and restrict access to the shop . This in return will impact on the shop's viability. The shop and post office are particularly essential to our elderly population. The Queens Head pub is dependent on trade from outside the village and being known as a rural pub but if it becomes sandwiched between two estates it will seriously threaten the pubs future. Miller Homes acknowledge the shop and pub make the site desirable and yet their very plans put both businesses at serious risk.

Miller Homes plans rely on the removal of hedgerow along the edge of the site abutting Chapel Road This is classed as ancient hedgerow and contributes to the overall character of the village . It should be noted in two recent developments in the village ancient woodland and hedgerow were not impacted.

In conclusion as a community we accept the need for housing and indeed have allocated it on other sites in our Neighbourhood Plan but this development totally out of character and inappropriately sited can only have an adverse effect on the village.

Yours faithfully

[Redacted Signature]



Virus-free. www.avast.com