

[REDACTED]

[REDACTED] 03 February 2026 14:11
Sent:
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford Chapel Road Barns Green West Sussex
Attachments: Drilling on proposed site 03.02.26.jpeg; south boundary of proposed site image taken from gardens of Little Slaughterford.jpeg; south boundary of proposed site image taken from gardens of Little Slaughterford (2).jpeg; Stream meets Chapel Road bridge water over utility pipes (2).jpeg; Stream meets Chapel Road bridge water over utility pipes.jpeg; upstream from sumners when dry.jpeg; view from Window of Little Slaughtford looking at proposed site.jpeg; upstream from sumners camping showing water going over.jpeg; winter view of proposed site north of Little Slaughterford (2).jpeg; winter view of proposed site north of Little Slaughterford.jpeg; tree report.jpg; kingfisher in stream Little Slaughterford.png

Categories: Comments Received

Home owner of:

Little Slaughterford Farmhouse, Chapel Road, Barns Green, Horsham, RH13 0PR.

[REDACTED]

To Whom it May concern,

I would like to object to the building of houses north of my house Little Slaughterford Farmhouse, Chapel Road, Barnes Green.

Little Slaughterford Farmhouse (1193795) is a Grade 2 listed property and has full view of the proposed field. Little Slughterford and it's gardens are next to the south hederows and boundary. The proposed site is of an elevated position and viewable from windows in the property.

1. I disagree with Landscape & visual Impact Appraisal (DD715LVIA) where under "Local Character" 4.25 it is described as having "There is a strong sense of enclosure in the landscape, although occasionally long views open up southwards towards the scarp of the Downs. Modern suburban influences are noticeable in the north." It does not mention that the views from the whole site look down onto and into Little Slaughterford Farmhouse Building and its gardens. This has a setting impact and any new buildings on the site would significantly ruin the historically important views that the property enjoys, including not only the field but including Smugglers Lane. The relationship between Little Slaughterford Farmhouse and Smugglers Lane is of historical importance and the views shared between should be protected. The Lanes connected Little Slaughterford with other listed properties in the area. Any houses built between them would harm the character and appearance of Little Slaughterford Farmhouse and would significantly harm the views of this heritage asset. Plate 2 image on page 22 does not mention Little Slaughterford Farmhouse, it incorrectly assumes that the grey roof is the new development where in fact that is part of the roof of Little Slaughterford Farmhouse. The image is taken when trees were in full leaf. Since that image was taken Ash Die Back has removed 1 tree completely and opened up the view. I had property inspected professionally (see attached plan for action - note, all recommended work has taken place) and carried out the recommended works using professional contractors. The largest Ash tree that acts as a block in the summer months sadly

also has Ash Dieback and can not be relied upon for creating summer coverage. It is due for its 2nd inspection this spring (2026) and will likely be coming down, or at least heavily trimmed. At that point, Little Slaughterford and gardens will be fully viewable from any vantage point on the proposed site, because the field has an elevated position. Currently full visibility is from October- April when leaf cover has gone. The image shown was taken before Ash Dieback affected the surrounding gardens of Little Slaughterford Farmhouse and can not be used ongoing, because tree coverage has thinned. There are 3 large Ash trees, 1 has been felled. The others have been heavily thinned to try and save them. The last Ash trees create the barrier between the listed property and the field. It is expected that these trees will need to be fully felled in the next year or two. The Ash trees do not grow as they did and Ashdieback is spreading through the gardens. They do not provide the same leaf cover any more as shown in the outdated images used in the Landscape & visual Impact Appraisal (DD715LVIA). Once the trees are inspected again Spring 2026, it may be that the trees are removed during the summer of 2026 due to the brittle nature of the Ash Dieback condition requiring the felling of the tree's.

2. I object to the development because it would dominate our listed building and its curtilage building. The trees are thin and our north border (and the site's south border) is open and any structure or change to the existing field would affect the appearance and negatively affect the relationship between the building of Little Slaughterford Farmhouse and its setting. It would harm the visual relationship between the building and its outbuilding in the formal gardens and natural landscape surroundings.

3. I object to the incremental erosion of character of the surrounding area next to Little Slaughterford Farmhouse. The development will complete the encasement of Little Slaughterford Farmhouse. A recent development in Sumner Pounds to the south of Little Slaughterford covers the south and west of the boundary. This proposed development would close off the views of the proposed development on the field north of Little Slaughtertford and fully encase Little Slaughterford with new build properties that are higher in elevation and in full view of the property.

4. Access to the proposed site. The exit onto Chapel Road is not suitable for a housing development, the road is very busy and impassable to two way traffic outside the shop. This would result in dangerous traffic, which is an issue for school children who wait to be collected on the coach each morning.

5. Parking. There is not enough parking locally to cope at the moment. If every house built has 2 cars. There still will not be enough parking locally for their guests to park. Adding additional parking on the proposed site would further reduce the land's ability to absorb rainfall and exacerbate flooding issues.

6. Dentists. After recently moving to the area I have found out that there are no dentists that accept NHS patients. I have contacted all of them, gaining their details from the NHS website, where it is said that they do offer NHS free health care. However this is not the case when you contact them to ask to register. All 20 that I called say they do not offer adults NHS treatment and that only private care is allowed for new residents to the area. Therefore if this site is built, none of them will be able to register for free dental healthcare provided by the NHS.

7. Flooding. There is a stream that passes through Little Slaughterford Farmhouse. I recently witnessed the increased water flow through it. Where this meets the bridge on Chapel Road it swelled to the point it broke the banks and the height of the water was engulfing the mains water pipes and other utility piping. That stream can not cope with more waterfall from this proposed site. Any development with roofs and water runaways will be unable to absorb water, they will increase

waterflow and that will flow into the same water network and increase flooding to Chapel Road and the surrounding area. The existing field allows for absorption when rain falls, as do the historical hederows. If the hedgerows are reduced, or the field built on flooding will increase, regardless of where the developers suggest sending the water. Sending rainwater from roof tops and streets into the surrounding that already can not cope with the increased rainfall we see due to warming temperatures created by climate change is not a good idea and I object to the idea of allowing any development of this site suggesting water run off into surround streams that feed into rivers is positive feature, as these smalls streams can not cope with the water created from the proposed site.

8. Wildlife. The breaking of the headrow to allow site access will stop animals using it to move along. Historical hedgerows should be maintained and not cut into. We have many owls that can be heard at night and they are reliant on fields like this as feeding grounds. We also have birds of prey that use the field and the garden of Little Slaughterford Farmhouse for hunting. I have witnessed regular appearances from a pair of kingfishers in the stream that passes through the land of Little Slaughterford Farmhouse and these are protected by law under the wildlife and countryside act 1981. This is an additional and important objection from me for the proposed site North of Little Slaughterford Farm. The development of the site would disturb them as the stream is 15m from the boundary. If there were houses built on the land, the noise from people living nearer the stream would have a negative effect on the kingfishers living in and around the stream.

Please see the attached pictures.

I object to the planning application and any building on the land North of Little Slaughterford Farmhouse due to the reasons mentioned above.

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Your Sincerely

Home owner























Max Ferretti t/a Absolute Arboriculture Tel.07759 482934

Ref.	Species	Life Stage	Overall Condition	Survey Notes	Recommendations	Timescale
T1	Common ash (<i>Fraxinus excelsior</i>)	Dead	Dead	Standing dead, in close proximity to out-house and boundary fence. Some shrubs and trees of less significance underneath. Brittle branches, at risk of falling	Remove branches at risk of breaking and falling in direction of out-house and boundary fence. Long term consider removing branches to leave a more solid structure. Re-inspect structure annually for stability	3 Months
T2	Common ash (<i>Fraxinus excelsior</i>)	Matute	Poor	Signs of ADD. Some significant deadwood present. Little risk in location	Remove significant deadwood and re-inspect summer 2026	6 Months
T3	Pedunculate oak (<i>Quercus robur</i>)	Over Mature	Fair	large spreading tree situated on property boundary. Some significant deadwood over highway. Ivy on stem	Remove deadwood - greater than 25 mm over highway. Ensure 5m height clearance over highway. Sever ivy near base using hand tools only	3 Months

