

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 February 2026 12:52:21 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2057
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/02/2026 12:52 PM.

Application Summary

Address:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
Proposal:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address: Trelowenek Valewood Lane Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other
Comments:	I wish to express my strong objection to the planning application for 68 dwellings that has been submitted by Miller Homes for development on the land to the North of Little Slaughterford on Chapel Road.

It is important to note that the land on which this development is proposed is at the very heart of Barns Green Village, which has evolved over more than 300 years. In June 2020 the Inspector appointed by the Secretary of State to hear Appeals Ref: APP/W/4000765 and APP/Y/40009774 regarding planning permission and listed building consent for the demolition of the Barns Green Village Store, restoration of Herons Reach and erection of a new Village Store with flat above and a new dwelling at Herons Reach, concluded that ... "While I see no formal designation of the village centre, and the village hall and the school are somewhat dispersed, the village store is almost next door to the village pub. This proximity and concentration of activity provides sufficient gravity to give this section the character of the centre of the village." The Inspector also gave special emphasis in his comments to the importance of the presence and arrangement of grade II listed properties in this area of the village.

I believe that housing development on this land, right in the centre of the village, would substantially detract from the amenity enjoyed by residents of the village, which the Inspector so sensitively appreciated in his considerations before allowing the Appeals.

Furthermore, as a Barns Green resident for the past 19 years, I am very much aware of the fundamental importance of the Barns Green Village Store, the Post Office and the Queen's Head pub. Their unhindered business endeavours are pivotal to the viability of the village. The proposed housing development presents real jeopardy for each of these businesses due to reduced customer and goods delivery access, obstructed and reduced parking amenity and other predictable business disruptions both during construction and thereafter.

As it was also noted by the Inspector in June 2020, Horsham District Council considers the village store and post office as key amenity assets to the village of Barns Green and to the surrounding area. Policy 12 of the Horsham District Planning Framework 2015 (HDPF) recognises the contribution of retail in village centres, which it encourages to be the prime focus for community life in the district. Creating risk to the viability of these Barns Green businesses by approving a housing development at this site is counterintuitive to the principle of Policy 12 and provides a strong basis for refusing the planning application.

I therefore give my strongest encouragement to the responsible planning officers at Horsham District Council to conclude that the land North of Little Slaughterford is not a suitable site for development and that the planning application should not be allowed.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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