

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Little Slaughterford, Chapel Road, Barns Green
DESCRIPTION:	
REFERENCE:	DC/25/2057
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The principle of development will have an impact to the historic environment but will provide clear public benefit.	

MAIN COMMENTS:

Dear Alice,

I agree with the conclusion reached by the applicants' heritage consultant in principle. I am generally in agreement with the stated impacts to the setting of the neighbouring listed buildings. The field to the south of Smugglers' Lane appears to have been used as pasture or mixed arable in the nineteenth and early twentieth century and I imagine was so before this time. The land was possibly farmed by the occupants of Little Slaughterford Farm to the south or Bennetts to the north, both of which are now listed buildings. I do believe there is a visual and functional link between the development site and the neighbouring historic farm houses. And I do believe the rural character of the setting of both these listed buildings will be eroded by the development of this parcel of land. This part of Barns Green to the west of Chapel Lane retains the rural character of the historic village in contrast to the east side of Chapel Lane which is much more densely developed. The rural setting of Little Slaughterford has already been diluted following the residential development to the south on the former farm and caravan park site.

The site layout shows a conscientious attempt at providing some open space as a buffer to Little Slaughterford and this will go some way to mitigate the harm to the setting of the listed building. The historic farmhouse will be experienced as separate from the proposed suburban housing but the opportunities to perceive its historic links to a worked agricultural landscape will be lost. I am content that the harm will be at the lowest end of the scale and that public benefit will be provided if this is deemed a sustainable location for development in planning policy terms.

The design of the individual houses is not inspired or inspirational and follows pedestrian and ubiquitous suburban housing forms. I think we should expect a higher quality of design to reflect the location within the historic core of the village. The deep plan forms mean the roofs are too shallow to reflect a rural vernacular and are reminiscent of mid-twentieth century suburban housing. The lack of roof embellishment such as chimney stacks that could be used for flues and ventilation will result in a bland roof scape. The arbitrary positioning of junctions between tile hanging and exposed brickwork illustrate the lack of understanding of these architectural details. And generally support the assumption this is not a well-conceived development that seeks to respect the quality of place or the existing community.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation

DATE:	05.02.26
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