

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 18:01:57 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 01/02/2026 6:01 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:	Valewood Valewood Lane Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping

Comments:

Dear Sir or Madam,
OBJECTION TO APPLICATION DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green Proposed 68 Dwellings by Miller Homes

I write to register my strong objection to this planning application. I have lived in Barns Green for 16 years, and have seen first-hand how our village infrastructure struggles to cope with existing demands. This proposal would cause serious harm that cannot be mitigated.

THE NEIGHBOURHOOD PLAN MUST BE RESPECTED

Our community spent years developing a Neighbourhood Plan. We held consultations, attended meetings, debated where growth should go, and voted in a referendum in September 2025. The Plan was formally made in October 2025 - just a few months ago. This site was considered and rejected. That was not an accident. The community chose other locations that could accommodate development more sustainably.

If Miller Homes can simply ignore our Neighbourhood Plan and build wherever they wish, then what was the point of all that effort? The Government says communities should shape development in their areas. Approving this application would make a mockery of that promise.

THE COUNCIL'S OWN HOUSING TEAM DOES NOT SUPPORT THIS

I was struck to read the consultation response from Horsham's Housing Officers. They state clearly that they "cannot support this site" because:

- The housing mix is wrong - 76% of affordable homes would be 2-bedroom, yet 61% of local need is for 3-4 bedroom family homes
- There are doubts about whether a Registered Provider will take on the affordable housing
- There is a risk the developer will simply pay money instead of building the affordable homes

If this development does not even meet the housing need it claims to address, why should we accept all the harm it would cause?

SEWAGE - A SYSTEM ALREADY FAILING

Everyone in Barns Green knows the sewage system is at breaking point. We have experienced the smell. We have seen the overflow warnings. The statistics confirm what we already know: 43 overflow events in 2022 alone, totalling 411 hours of raw sewage discharge.

Southern Water's response to this application is deeply concerning. They claim there is "adequate capacity" - but residents have discovered they assessed a manhole in Stoke D'Abernon, Surrey. That is in Thames Water's area, not even in West Sussex.

How can the Council rely on a capacity assessment that looked at the wrong county?

Furthermore, Southern Water's own figures show the treatment works has capacity for approximately 1,400 people. Local calculations suggest the current population served is already around 1,390. We are already at the limit - before adding 156+ new residents.

This is not acceptable. Our watercourses, which flow towards the Knepp rewilding estate, are being polluted by sewage. More homes will mean more pollution.

ANCIENT WOODLAND AT RISK

The western edge of this site borders ancient woodland - habitat that has existed for centuries and cannot be recreated. I am deeply concerned that the developer proposes to route a footpath directly through the so-called "buffer zone."

Natural England's guidance says buffer zones should be semi-natural habitat - woodland, scrub, grassland. A paved footpath used daily by 150+ residents is not semi-natural habitat. It is development within the buffer, which the guidance says should not be approved.

The developer's own surveys found dormice in the hedgerows. These are protected species. Routing families, dogs, and daily foot traffic along the woodland edge will disturb them and damage their habitat over time.

OUR ROADS CANNOT COPE

The junction opposite the pub and shop is already difficult to navigate. Parking is tight. Delivery lorries block the road. The proposed development would make this significantly worse.

The developer's transport consultant claims people will use buses instead of cars. This is fantasy. On Wednesdays, there are only two buses - one at 7am and one at 5pm. There are no evening buses. No weekend buses. You cannot get to work, to college, or to the shops by bus from Barns Green.

Every household in this development will need at least one car, probably two. That means 100+ extra vehicles using Chapel Road every day.

THE PUB AND SHOP ARE AT RISK

The Queen's Head and the village shop are the heart of Barns Green. Both rely on passing trade and on-street parking. The proposed road layout would reduce parking and create traffic restrictions that could make both businesses unviable.

The landlord and shop owner have both said their businesses depend on that parking. If we lose the pub and the shop, elderly residents with no transport will be completely isolated. This is not just about convenience - it is about the survival of our community.

ELECTRICITY SUPPLY

I understand the new homes at Sumners Fields require a backup diesel generator because the electricity grid cannot reliably supply them. If 32 homes have overwhelmed the grid, how can we possibly add another 68 - all with electric heating?

The application contains no consultation with UK Power Networks. This is a basic oversight that must be addressed before any decision is made.

FLOODING

The village shop has flooded. Properties in Six Acres Close have flooded. The field where this development is proposed currently absorbs rainwater and slows runoff. Covering it with houses, roads, and driveways will make flooding worse, not better.

THIS IS OVERDEVELOPMENT

Even when the Council was considering allocating this site, the figure discussed was 50 homes. Miller Homes wants 68 - a 36% increase. The density is more suited to an urban area than a rural village.

Barns Green has already absorbed 32 homes at Sumners Fields. The Neighbourhood Plan allocates further sites. At what point do we say enough is enough?

CONCLUSION

I am not opposed to all development. Our community accepted growth through the Neighbourhood Plan and identified appropriate sites. This is not one of them.

This application should be refused because:

1. It conflicts with our recently-made Neighbourhood Plan
2. The Council's Housing Officers do not support it
3. Southern Water assessed the wrong location - no valid sewage capacity assessment exists
4. The sewage system is already at capacity and regularly overflowing
5. Ancient woodland will be harmed by the footpath through the buffer
6. The electricity grid cannot cope
7. The road network and parking will be severely impacted
8. The pub and shop - vital community assets - are at risk
9. It represents overdevelopment of a rural village

I urge the Planning Committee to refuse this application and to respect the wishes of our community as expressed through the Neighbourhood Plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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