

## ***Chapel House, Chapel Road Barns Green, Horsham, RH13 0PR***

Planning Department  
Horsham District Council  
HORSHAM

### **TO WHOM IT MAY CONCERN**

2 February 2026

I object to **Planning Application DC/25/2057 – Proposed Development North of Little Slaughterford, Barns Green** on the following permissible grounds and have amplified my reasons with local knowledge gained over a number of years:-

- Traffic and Highway Safety
- Sustainability
- Effect on Listed Building and Ancient Rights of Way
- Design & Appearance

Firstly, I would like to state that I believe the Planning Process to be heavily weighted against the normal citizen like me. This planning application has a considerable number of attachments and supporting technical documents. I am sure you will agree that there is no way that I can read through or indeed understand these documents and therefore I expect HDC – to whom I am a rate payer – to act on my behalf and ensure that these documents are accurate and in addition that the process has been followed correctly.

Unfortunately, this does not seem to be the case; as indicated below Barns Green residents have found a lot of these technical documents appear to be ‘cut and paste’ desk studies where unfortunately the wrong information has been ‘pasted in’. Also, I believe that the actual inclusion of this site in the (now defunct) Horsham Draft Plan is erroneous and that, in addition, it is indeed negligent that HDC have no Development Plan in place.

### **Errors in Supporting Documentation**

| <b>Report Title</b>            | <b>Para</b>           | <b>Error</b>                                                     |
|--------------------------------|-----------------------|------------------------------------------------------------------|
| Flood Risk Assessment Report   | Page 27 Para 5.12.4   | The catchment area of the Arun is mentioned – should be the Adur |
| Energy Design Report           | Para 5.5 – wind power | GU9 is quoted it should investigate RH13.                        |
| Energy Design Report           | Title                 | Waverley Lane, Farnham, Surrey is not Barns Green, West Sussex   |
| Southern Water Response Letter |                       | Manhole cover ref is TQ12265901 – this is in Surrey              |

This is simply not acceptable and I believe these Reports and possibly others need to be rewritten and uploaded again to give residents a chance to review accurate reports.

### How was this site included in the Horsham District Local Plan?

Two developments have added to Barns Green in recent years ie Ashmiles and Sumners Fields and I did not object to either of these developments because I understand that HDC needs to build houses. However, the proposed development on 'land north of Little Slaughterford' is a step too far, it is in the wrong place and will be too detrimental to the atmosphere and rural nature of Barns Green, not to mention the additional traffic and chaos during building.

This site was considered in the Itchingfield Neighbourhood Plan along with 20+ other sites and compared with them using 'scoring' criteria provided by Horsham District Council. This site ranked amongst the lowest and was considered **unsuitable** for development. Therefore, I do not understand how it was included in the (now rejected) Horsham Draft District Local Plan. Angela Rayner, when Deputy Prime Minister said decisions re housing should be made by local people as they are best placed to make decisions. How has this been implemented?

1. Why were the other sites identified as more suitable not included in the District Plan. What was the point of the money and time spent on the Barns Green and Itchingfield Neighbourhood Plan.
2. In addition, the site in the District Plan provides for 50 homes, the current application asks for 68 homes – this is a 25% increase.
3. Why is building to be allowed on this site before the other two sites identified in the Neighbourhood Plan. One of these is a brown field site and I believe under government guidance this should be prioritised. Extrapolating this further, why are brown field sites in the District not being developed before a site which is currently used for agriculture. How is it possible to get a change of use?

### Sustainability

It is ridiculous for Miller Homes to suggest in their Travel Plan that only an extra 30 car journeys will be made from the 68 houses they propose to build at peak times. From experience of living in Barns Green, each family needs and has two cars; there is little work in the Village or Full Time Nursery facilities so extrapolating this I suggest that each house would make at least 4 car journeys per day just to get to employment. There are school buses to the local senior schools but these do not include young people, post 16, travelling to the local Colleges all of which are driven by parents. It would be impossible and far too dangerous for people to cycle to School. It is also ridiculous to suggest there are adequate buses to local centres – see table below. Just as an example it is impossible to get to / from a doctor's appointment in either Billingshurst or Southwater by bus.

|           |                    |
|-----------|--------------------|
| Monday    | 2 buses – each way |
| Tuesday   | 4 buses – each way |
| Wednesday | 1 bus – each way   |
| Thursday  | 4 buses – each way |
| Friday    | 2 buses – each way |
| Weekends  | No buses           |
| Evenings  | No buses           |

## **Traffic**

Leading on from the above, 68 homes will undoubtedly increase traffic levels in Barns Green and the roads into and out of the Village (as shown in the attachment) are simply not suitable. There are no A or B roads and only one safely allows traffic to pass each other without hazard and even that has to cross the railway and go around a dangerous 90 degree bend where the footpath is level with the road making particularly unsuitable for HGVs. This increase in traffic will lead to further accidents, and indeed In the past 3 weeks there have been two accidents on two different roads leading from the Village and this is at current traffic levels.

In addition, I believe that the HGVs entering the Village during construction will have an adverse effect on the foundations of the Listed Buildings that surround the site.

## **Parking**

Currently, the Village shop is not only a good resource for residents but it also used by others travelling through all of whom park on Chapel Road. I believe that additional parking is provided once the properties are constructed, but what will happen during the construction period? If parking is not permitted during this period, then I am concerned that the shop will lose customers and have to reduce its hours or close all together. I know that the Queens Head Pub has similar concerns about disruption during building works leading to fewer customers and subsequent closures.

## **Effect on Listed Buildings**

The proposed site is surrounded by Listed Buildings – Little Slaughterford to the South, Bennetts to the North, Blacksmiths Cottage, Queens Head Pub and Herons Reach to the East. This is the middle of Barns Green (not the edge as stated by Miller Homes) and there can be no other locations within in the Village that is so close to so many Listed Buildings.

The site is also bordered by a traditional hedge to the East, a footpath which is an old smuggling route and part of the West Sussex Literary Way to the North and a Drove way and ancient woodland to the West. I am concerned that the building of 68 houses will not preserve the rural nature of these Rights of Way. We certainly don't need them replaced by tarmac and bordered by brick walls.

Indeed, having looked at the Designs these are totally unsuitable for a village location on rising ground, the houses seem to be particularly tall and totally out of keeping with a rural location. This will definitely have a visual effect on the adjacent Listed Buildings and the adjacent Rights of Way. The two other new developments in Barns Green have preserved the traditional hedges on their sites and yet Miller Homes seem to be proposing demolishing the hedge on this site – it is very important in preserving the rural nature of Barns Green that this is retained.

In summary, whilst I do not believe Barns Green is a sustainable place to build due to poor transport links and lack of amenities, this site is totally unsuitable for the building of 68 new houses; there are plenty of other proposed sites in Barns Green and Itchingfield which will have far less impact.

I do hope my objections will be considered, but most especially I don't understand how this site has been included in the Horsham Local Plan.

Yours faithfully



## **Supporting evidence – planning application DC25/2057**

### **Road network used by traffic travelling to/ from Barns Green**

Please find below local knowledge and details of the roads serving Barns Green. These are not suitable for the increased traffic generated by the proposed additional 68 houses in Barns Green. Many are not suitable for either HGVs or buses.

#### **Route to A264 via Chapel Road / Sandhills Road / Sharpenhurst Hill.**

It is difficult for two cars to pass safely along this road, particularly at the double bends after Westons Farm Shop. There have been several accidents and the access to the A264 is often flooded and sometimes impassable after heavy rain. The road is not gritted in winter.

#### **Route into Horsham via Christs Hospital and Tower Hill**

Two cars have difficulty passing along Tower Hill as the road is not wide enough.

#### **Route to Southwater along Two Mile Ash Road**

There is a low bridge (11ft 3in) which is often flooded and sometimes impassable. The bridge is followed by a right angle bend making it unsuitable for larger vehicles – such as the HDC refuse truck. Further along the road before it leaves the Parish there are two bends which is an accident black spot.

#### **Route to A272 and Coolham**

Apart from the narrow bend as it leaves Barns Green where the footpath forms part of the road, this is the safest and widest route out of Barns Green. Although it does go over a Level Crossing where there has been at least one road traffic accident as well as two fatalities.

#### **Route to Billingshurst via Valewood Lane and New Road**

Valewood Lane is less than 4m wide at many points and so two vehicles cannot pass. It is flooded all year by Greenfield Farm Traveller Site, once again meaning that two vehicles cannot pass. New Road, itself also floods but two vehicles can pass with care