

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 May 2026 16:16:50 UTC+01:00
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 08/05/2026 4:16 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: Chapel House Chapel Road Barns Green, Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	Further Response to DC/25/2057 Having reviewed the additions to the portal since the original close date I wish to express further concerns regarding the changes to

the original proposal and indeed subsequent statutory and other consultee bodies revised responses. Please consider this a further addition to my initial response.

1. Communication of Modifications to the original Planning Application:

As a resident of Chapel Road I was sent a letter by HDC informing me of the original proposal and stating clearly how I could respond and the timescale available?

I was only aware of the revision to the Miller Homes proposal when I was shown sight of the letter from HDC to Itchingfield Parish Council (Dated 16/04/2026) as a Parish Councillor - not a resident of Chapel Road - advising of amended plans.

I question if this is procedurally correct? Surely if the original proposal is notified to residents who are directly affected, any revisions must be too?

As I interpret the process, Millar Homes have had a considerable number of weeks to review the scope of objections, continue discussions with HDC Planning Officers and redraft and resubmit modifications to the original planning application.

The letter from HDC (dated 16/04/2026) stated that further comments were to be received initially with 14 days, although I understand - from checking the portal that this has been further extended. This is totally unacceptable and treats the affected residents with total disregard. This is NOT a level playing field but bias towards the developer.

2. Modifications to the Original Planning Application:

I have studied the revised submissions from Millar Homes and comment as follows:

The addition of 4 parking bays: These seem to float somewhere between the dwellings and the road frontage. I can only assume this is to account for the loss of parking opposite the Barns Green Village Store and Queens Head. Given that the bay spaces on the road marked on the original plan were so small they only accommodate a "smart car" and below the size documented in government guidelines for size, then these additional bays only compensate for the inaccuracies in the original submission and are in fact NOT additional spaces at all.

Minor modification to the dwelling design, specification and layout: These make no material change to the proposed development which at 68 dwelling is in no way appropriate for such a prominent position in a rural village. None of the visual elevations indicate solar panels. Is this correct or just sloppy visual presentation?

Enhancement to the proposed children's playground: This is probably the biggest insult the developers can make to the village.

There is already an adequate children's playground within the Village Green amenities and therefore of zero added value to the village. Indeed by promoting this further within the development plans supports the concern that villages have that this development has the potential to become an enclave within the village rather than encouraging engagement within the village by using already available amenities

Overall these "tweaks" do nothing to respond to the major objections within the village to the issues of Flood Risk, Sewerage, Transport and Overdevelopment.

3. Subsequent Additional Letters and Information from Statutory and other consultee bodies

Having read the additional submissions from various bodies including HDC Ecology and Southern Water I am left with the strong impressions that the majority indicate that further "informal" discussions have taken place with HDC to alleviate many original concerns with the planning application.

Maybe I do not understand the planning process, but surely the original submission from Millar Homes is judged against the original submissions and objections. Any objections from any formal body or resident should be considered and a resubmission made as a result. Not continual tweaking to the original submissions to support Millar Homes. Once again this demonstrates this is not a level playing field!

Southern Water has not even commented within their further response to the manhole location error pointed out by a significant number of residents. This shows the complete lack of understanding and credibility to their further response which does NOTHING to address the significant concerns about flood run off and the overcapacity at the BG Sewerage Works.

4. Consideration of Shanley Homes development

Finally what impact on the Millar Homes proposal does the, available to the public, plans shared by Shanley Homes for the adjacent field. This MUST be taken as a material consideration to the Millar Homes application. This will exacerbate many of the major concerns and objections already lodged with HDC for DC/25/2057. This includes impact on all the major concerns already raised including the issues of Flood Risk, Sewerage, Transport and Overdevelopment. In particular, the advent of a further road entrance within 70 metres to that of the Millar Homes development and increased pressure on the Sewerage System are significant and change the nature of the Millar Homes application.

Please do not make the statement that every application needs to be seen as a stand alone development or that the Shanley Homes

proposed development cannot be considered as it is yet to be formally published.
HDC Planning Officers are fully aware and MUST consider this as a material change within the planning application for Millar Homes.

Kind regards

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