

[REDACTED]

Sent: 29 January 2026 22:25
To: Planning
Subject: Fwd: DC/25/2057

Categories: Comments Received

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Begin forwarded message:

[REDACTED]
Date: 29 January 2026 at 22:13:38 GMT

[REDACTED]
Subject: Re: DC/25/2057

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On 29 Jan 2026, at 20:46, [REDACTED]
wrote:

Planning Department, Horsham District Council
Parkside Chart Way Horsham RH12 1RL

To the Planning Officer
OBJECTIONS: Application DC/25/2057
Land North of Little Slaughterford, Chapel Road Barns Green
68 Dwellings Millar Homes

I object to this application in the most strongest terms

1) Horsham Local plan has been formally withdrawn. The Horsham existing local plan is still in place and this does not show this particular land to be suitable for development.

In fact, Horsham District Council has always refused any application to develop this land. It was perceived as unsuitable for development.

2) The neighbourhood plan for Itchingfield parish was approved at referendum in September 2025 and became in place on the 8th of October 2025. With a 92% approval of the neighbourhood plan.

The plan shows specific sites for housing. The land in the application was not amongst the indicated land for development.

3) The government's own 2025 planning and infrastructure Bill states that decisions about building "should be shaped by local communities" totally opposite to this application.

Stated by the applicant this proposal is with conflict with policies 2,3,4 and 20 of the HDPF.

Sewage

Barnes Green has had sewage issues since the 1970s the houses here have been flooded with untreated sewage ever since they were built in the 1970's.

A pump was built in Smugglers Way some 20 years ago which did help, But only this week on Tuesday, the 27th of January 2025, the garden of houses were flooded with sewage, leaving the effluence all around the footpath and walls of the houses.

Southern Water are fully aware of these issue with the sewage works issues.

As proof of this flooding, Work reference number from southern water of WCS5271990.

The issues with the sewage and for this reason until southern water keeps existing properties free from fouls there should be no more houses added to an over capacity system. Southern Waters own data shows that in 2022 totalling 411 hours was discharged of raw sewage into the stream that feeds into the Adur which flows through Knepp castle re-wilding project.

The applicants propose to connect 68 homes to the sewer pipe in Chapel Road which is a 175 mm pipe that is already unable to cope therefore backing up of sewage will only intensify the issue highlighted above screen sewage infrastructure is totally inadequate to take this proposed development.

Storm water flooding

Stormwater flooding in Barnes Green has always been an issue. HDC and southern water are fully aware of the flooding problems with properties being flooded on an annual event. This will certainly be made worse by building on fields which at the moment soak up water in the clay soil and then filtering it down to the under soil. The application shows open daylight culverts which will speed the flow making the flooding move downstream worsening what is already existing issues in the Holden Smugglers Way Six Acres and Trout Lane, the stormwater system

infiltrates the foul sewer water and this will increase the foul water flooding.

I would like at this point to ask the counsellors if they would be happy to flood their own properties.

In conclusion amazingly Southern Water have used the incorrect reference with its submission to HDC on this application quotes ordinance survey TQ12265901 which actually is in Surrey, Stoke D'Abernon which near Leatherhead.

The area they have linked to the report to isn't even in their area,

So how one can trust what they say should be brought into question being that one can see with your own eyes the flooding that occurs in Barns Green

The KEY documentation submitted by the applicant under the title

The flood risk assessment document, page 27 under 5.12.4 it has the wrong river, the water in Barns Green would not cause a flooding issue to the Arun, it is totally correct because the water in Barns Green feeds into the ADUR.

Good to see such attention to detail was observed on such a crucial document.

The rural Hamlet of Barns Green and when Sumners ponds and the tourist site are complete the population is 1390

with the addition of the 68 new homes Proposed the population will be in excess of 1550

This is way over the capacity that even Southern water give the sewage works.

Electricity

The statement confirms that all 68 houses will use air source heat pumps for heating, yet in the documents provided there is no consultation with UK power networks and no assessment of grid capacity. Considering the Sumner field development require requires a diesel generator because the local network cannot supply these homes and there is only six occupied at present. The other properties not sold have no power and at this moment there is no agreement with the power suppliers SSE to connect the whole site.

Barns Green,

The proposed site is in the centre of Barns Green, and not as stated on the edge of Barns Green in the application information.

It has five listed buildings houses that were built in the 1500's. These houses are approximately 5.5 to 5.6 m

In the plan from DC/25/2057 it shows the houses to be of height of 7.9 to 8.4 m overbearing and on the site that is rising from the road to the top of the field which will be a massive detrimental effect on the village.

The very inappropriate proposed homes appear to ones taken from homes suitable for an urban area like Crawley and parachute into a small West Sussex rural Hamlet they are totally out of keeping with the existing House stock.

The council's own housing officers do not support this application.

The effect on the village will be felt when the shop and pub close as both have indicated if planning is granted they will indeed close down.

This development is a speculative housing development which is urbanising a rural green field site, jeopardising the communities pub, shop and post office which is essential for the elderly residence. There is very limited public transport available. The loss of rural amenities, the field which is the village Green, will be a loss to the community for events which it has been used for 40+ years, this field has always been the village green from the 1800s possibly many years before that.

In conclusion

Given the pressure on Horsham District Council to deliver housing, Barns Green has always been willing to accepted new homes and has allocated sites for development in the neighbourhood plan, but this proposal would urbanise and destroy a rural countryside green field, which is in contradiction of the countryside policy.

The proposed road layout for the housing may also jeopardise the viability of the community pub, village shop and post office which is essential for the village.

There is also the possibility of significant damage to the environment in ways of important loss of habitat and a significant effect of flooding and sewage pollution which already occurs in Barns Green and threatens the river Adur restoration project the seriously damaging overflows will increase if this application is not refused.

Horsham District Council planners may not be aware Miller Holmes (Edinburgh) are in fact owned by Apollo

An American venture capitalist group with billions of dollars, from destroying countryside and profiting.

This application should be refused the adverse impact clearly outweighs any benefits.

[REDACTED]

15 Smugglers Way, Barns Green. West Sussex RH13 0PP.

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