

[REDACTED]

Sent: 03 February 2026 00:01
To: Planning
Subject: Proposed development plan ; Land North of Little Slaughterford , Chapel Road,Barns Green, West Sussex

Categories: Comments Received

[REDACTED]
57 The Hordens,
Barns Green ,
Horsham,
RH13 0PH.

I am surprised and dismayed that any planning proposal for this site is being considered at all. This is because there was a call for development sites which in turn prompted a number of meetings, an exhibition and discussions by the local community to discuss which sites were most appropriate. This was supposed to be in accordance with the then forthcoming Planning and Infrastructure Bill of September 2025 which required plans to be shaped by the local community. We duly voted in a referendum on our Neighbourhood Plan after this bill had been passed and out of all the proposed sites in it ,this one was ranked 28th out of 28 ! This plan (made in accordance with this law) would now seem to have been ignored and overruled by Horsham District Council because they are allowing a planning submission for this site which was so clearly rejected by the local community.

I was also disturbed to hear in the last Parish Council meeting that the minutes from the first meeting between the developer (Miller Homes) and Horsham Council are not to be found. This needs urgent investigation for the process to be seen as being transparent

The reasons why this site was 28th out of the 28 sites in the plan voted for in the referendum were many and are the reasons for my objection.

They are:

Traffic and Parking.

Opposite the proposed site there are the Village Pub ,the Village Shop and the Bus Stop used by children going to The Weald School. All these would be adversely affected by any development on this site.

Having another 68 dwellings in a village such as this would realistically mean another 136 vehicles being used twice a day or an extra 172 traffic movements a day and most concentrated into the rush hours or school pick up time. These traffic movements would inevitably pose a much greater likelihood of danger to people using the shop or children using their school bus.

Traffic volume has increased greatly since I first moved here 10 years ago and the roads are already being used as rat runs ,especially past the proposed entrance to the proposed site. Any new junction here adds greatly to the level of danger.

The Village Shop is one of the hubs of our community and many customers from the village park outside it to use it when passing to leave or return to the village. More stop in their cars than walk. Parking would become a nightmare ,especially at peak times with the ever-present danger posed by more cars, an extra junction and the school bus all in the same small area. The shop would lose custom as a result.

The plans submitted don't seem to have adequate space allocated for the number of vehicles that there would inevitably be once the proposed site matures unless bus services are increased dramatically. I hear of no such increases being proposed.

There is sheltered housing at Farm Close, home to quite a number of elderly residents. These old people tend to walk to the shop/post office and find it a necessity. More traffic means more danger for them ,especially during the time of construction with heavy lorries speeding past. Yes they do speed, especially the 8 wheeled tipper trucks.

Infrastructure and Services.

At the moment we have another development which is only part completed and only a few of the completed homes are occupied. They are reliant on a generator for their electricity ! These run on Diesel and are not therefore in keeping with sustainable planning. It would appear that at present UK Power Networks has not as yet responded to confirm their grid capacity position. It is important to get a grip on this before any planning is accepted in order to support the net zero principle.

The water reclamation works that deals with the village's sewage is and has been more than struggling for capacity for over 10 years to my knowledge. It overflows and pollutes the stream. More houses and their effluent will just make matters so much worse ,further degrading water quality at best and with potential devastating consequences for fish and other stream life such as the Kingfishers and Egrets in particular both of which have been visiting the stream.

Southern Water's own assessment is for a population of 1,018 people with a capacity of up to 1,400. Our population now stands at 1390+ with the latest development yet to come fully on line. Another development therefore requires extra capacity to be in place first. It isn't.

The roads we have are already in a state of disrepair with potholes causing damage to wheels and more. More traffic only makes things worse and construction traffic is the worst of all contributors to poor roads. The evidence is there to see on roads surrounding our village previously used by construction traffic. No more please.

Climate and sustainability.

Flooding in the village ,especially at the shop and the pub is a documented fact. The proposed site at present acts as a sponge which helps buffer the effects of sudden downpours by releasing the water into surrounding waterways more slowly helping reduce the flood risk we have.

Miller Homes consultant's flood risk assessment report doesn't even get the river our water drains into correct. To reach the Arun as he suggests then he must believe water flows uphill ! His report is therefore not to be believed !

There are problems with the Environmental Health consultation with regard to the air quality assessment and the errors in it. Two different figures are used without any explanation as to why.

To facilitate an entrance to the site Miller Homes have proposed removing of then the part replacement of an ancient hedgerow. That assumes an ancient hedgerow can be removed and replaced without harm. It can't ! Their own report found Hazel Dormice (a European Protected species) living there and such a disturbance would remove them along with other species such as bats which use the hedge as a way marker. Many species of birds also use this hedge and would at the very least be disturbed by the development process and likely never return in the same way.

Listed buildings and the character of the village.

The proposed site is outside of The Built Up Area Boundary and is surrounded on all sides by ancient hedgerows.

The proposed site is surrounded on 3 sides by grade 2 listed buildings, one to the North, one to the South and 2 to the East. Any development on this site should be sympathetic to that fact. The proposal is not in any way sympathetic to this fact.

The houses proposed are way too tall with steeply angled roofs in a manner totally out of keeping with the aesthetic of the village in general and the listed buildings neighbouring the site in particular. Any proposal in this village should be sympathetic to what is already here and not at odds with it. Houses similar to this have already proved how out of keeping they are at the Sumner's Ponds site . Similar

ones in the heart of the village would be to turn it into a facsimile of a Crawley estate, something completely inappropriate for a small village.

The proposal states that the development would be at the edge of the village, which is very misleading as it is very much part of the village and village life as it always has been.

At one time the site was The Village Green and although no longer used as such it has for the last 10 years of my experience been used for the ever more popular vintage car show which brings in money both to the shop ,the pub and most importantly to St Catherines Hospice. It has also been used to expedite a one-way system through a field used for parking the multitude of cars arriving for the Run Barn's Green event . This event is also becoming ever more popular and is recognised as one of the best Half Marathons which also raises a great deal of money for St Catherines Hospice. These events bring in people who would not otherwise come to our village, bring money to the village and to a great charitable cause. Houses on that field would ruin one and make the other impossible to run as well as it has been.

Disturbance.

Living opposite the disturbance would be immense during construction. The noise, the mud on the roads and my dog's feet, the vibration from passing trucks etc, etc. It would be so much worse for the shop and their customers. Mud everywhere ! The pub wouldn't fare much better. Guests would sit on the picnic tables in summer looking out on a dusty building site through a torn hedge and high vis fencing. No, they wouldn't, they'd find somewhere else and they'd tend not to return. Another pub would go and that would be a disaster for our community. If we were to lose the shop too..... Village life gone.

I hope that for the sake of the village and respect for it's people you see fit to reject this speculative, insensitive and harmful proposal.