

TO: Horsham District Council

Re: Planning Application DC/25/2057 – land north of Little Slaughterford



Orchard Cottage, 14 Trout Lane, Barns Green, RH13 0QD

Comments: As a member of the public/resident of Barns Green

Nature of Comment: To object to the proposed development

1. Selection of site.

This development is only taking place because Horsham District Council (HDC) encouraged the then-owner of the site to put forward the site to be developed. HDC did this by (having decided that the site could be developed) enquiring of the owner whether the site was still available.

This site, in the public consultations leading to the production of the Itchingfield Neighbourhood Plan (the P/C), was almost unanimously rejected by consultees.

Guidance for the Planning and Infrastructure bill, produced in September 2025, states that development decisions “should be shaped by local communities”. HDC have ignored this principle.

Many representations have been made by, and on behalf of, the Parish Council to HDC to remove this site from development, and to engage in discussions with the P/C to find a more suitable site, or sites. HDC have steadfastly rejected these overtures.

This behaviour of HDC is arrogant, and shows that HDC has little care for preserving the character of villages in their area.

2. Civic Amenity

The field in question is a greenfield site. It has been used primarily for agricultural purposes. By its very presence it contributes in large measure to the rural nature of the village. But additionally, it provides a

vital role in the life of the village, during the annual Run Barns Green event, and the annual Classic Car Show. Removing the field from public use will have a severely detrimental effect on life in the village.

Development of this field therefore contravenes Policy 6 of the Itchingfield Neighbourhood Plan. It also conflicts with Policy 12(4), 12(5), 12(6) and 12(8) of the Plan, and Policy 1 of the Plan.

3. Water drainage

As has already been pointed out by other consultees, this site is notorious for water run-off onto Chapel Lane, and during periods of high rainfall regularly floods the Village Shop, and the floodwater carries into homes in the Hordens behind. The Flood Risk Assessment submitted by the developer is clearly a “desktop” report and no attempt has been made to investigate the true position. The findings of that report cannot be trusted. Indeed, the recent rains have shown that new parts of the village have suffered flooding, and with climate change this will only get worse.

Building on this site will massively increase the amount of water run-off, and the plans to deal with this are wholly inadequate. In particular, using open culverts will only provide a temporary solution, as once the development is in full occupation no central body will be there to maintain them.

4. Sewage

Our village systems are already at crisis point. For example in 2022 there were 43 sewage overflow incidents. No work has been done to make suitable improvement. The DN175 sewer cannot cope, much less if further housing increases foul water flow through it.

5. The energy Statement assumes that all 68 houses will use Air Source Heat Pumps, despite recent evidence that these are, for most people, more expensive to run than gas boilers, and are less efficient at heating houses. The development at Sumners Fields has to rely on backup generators – the electricity supply is simply inadequate.

6. Numbers and design

The size and nature of this development is wholly wrong for the village location. It is a suburban development shoe-horned into a rural setting. There are too many houses crammed together.

The sloping nature of the northern end of the site will mean that the houses will dominate the landscape. The average height of the building, somewhat greater than the national average, will exacerbate this. The design of the site is simply out of keeping with the rural nature of the village and fails to reference the local vernacular.

As such it conflicts with Policies 12(2), 12(3), 12(4), 12(5) and 12(10) of the Neighbourhood Plan.

7. Transport

The lack of any sort of regular or reliable bus service in the village will make it a certainty that anyone moving into this development will require a car. The applicant's transport vision deliberately ignores the reality.

Thus the development will add 115 cars to the village traffic, plus cars for the house-owners visitors. Whereas the parking ratio complies with WSCC guidance, the reality will be that visitors and residents' cars will seek to park in Chapel Road, a road currently narrow and congested and one of only two north/south routes through the village. This is because of the lack of on-street parking in the development, due to the congested nature of the scheme.

The increase in traffic will cause further danger to road users because of the proposed entry/exit right at the most congested and busy part of the road.

The proposed plan is a recipe for disaster. As such it conflicts with Aim 10 of the Neighbourhood Plan.

8. Infrastructure

The influx of 68 families to the village will impose further strain on the local GP surgeries, dentists and hospital facilities. All those are under immense strain at the present time. To permit this development to take place until effective plans are in place to deal with the infrastructure problems will be intolerable.

9. Consultation time

Requests have been made that the time to submit comments in relation to this development should be extended. This is because the potential effect on this community, if the development is allowed to proceed, will be very substantial. It is essential that time be allowed to formulate coherent and comprehensive consultation responses.

HDC has refused to extend the deadline, giving the clear impression that it will allow nothing to stand in its way to allow the development to proceed.

10. Conclusion

This is the wrong development, in the wrong place. It cannot be allowed to proceed. It will destroy the rural nature of the village. Other sites can be developed which would not have such an effect. This overcrowded and ugly development will be a disaster for the village.

[REDACTED]

28th January 2026