

TO: Horsham District Council

Re: Planning Application DC/25/2057 – Land North of Little Slaughterford

From: [REDACTED]
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

SELECTION OF SITE

Our neighbourhood Plan was approved at referendum on 4th September 2025 after many years of work with exhibitions and discussions for all residents of Barns Green to raise objections and discuss possible sites for building houses.

The final plan was approved by those residents who have accepted the fact that those chosen sites will probably have to be developed.

After all this work and approval from our villagers, we find that the field opposite the Village Shop has been sold to developers, despite the fact that we have conceded to build on land approved in the Plan.

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

What value has the Plan if it gets ignored?

SUMNERS FIELDS

32 houses are being built a short distance from the site. With 50+ additional houses which the community have accepted in the Neighbourhood Plan.

In addition, the very few houses which have been sold in Sumners have their electricity backed up with generators.

68 additional houses, very close to Sumners are unacceptable, with inadequate electricity supply

FLOOD RISK

The run-off from the field regularly floods the village shop and behind where it floods the properties in the Hordens. We have recently experienced severe flooding down Chapel Road and other parts of the village.

Building on this site will exacerbate this problem.

SEWAGE

Sewage discharge is already a big problem in Barns Green with 43 sewage overflow events. With Sumners Fields and 50+ homes allocated elsewhere in the Neighbourhood Plan, the DN175 sewer will be completely inadequate.

PARKING

There is inadequate parking planned for the number of new residents' cars. They will therefore be parking on what should be allocated for the Village Shop. The shop would already have a problem with parking, as the proposed entrance road to the site will stop people parking opposite.

TRANSPORT

The bus service is, ever since my husband and I moved here 13 years ago, totally inadequate. A trip to Horsham by bus is not possible as the timetable is not compatible for journeys out and back. This will inevitably mean that new residents will need cars as well as visitors needing to park.

Chapel Road would therefore be used for parking due to lack of on-street parking in the development. This road is one of two north/south routes through the village and with the proposed entrance road to the site and very close-by, the road into the Hordens would be exceptionally dangerous to children on foot when parents are parked in the Village Hall carpark, also the many pedestrians who visit the Village Shop, runners and horseriders.

INFRASTRUCTURE

Doctors' Surgeries, dentists and hospital are already severely at capacity and under huge strain. The impact of further residents using these facilities will be intolerable.

PROPOSED DESIGN AND NUMBERS

There are too many dwellings suggested and the height of some of the buildings is way more than the national average which will impact on the rural nature of Barns Green and its

existing houses. The proposed houses would be at the top of the slope and would therefore dominate the landscape and not be in keeping with the rural setting.

This would conflict with Policies 12(2), 12(3), 12(4), 12(5) and 12 (10) of the Neighbourhood Plan.

WILDLIFE

13 years ago, my husband and I moved to this beautiful, rural village to escape a busy, over-developed town. Living in the middle of the country, surrounded by fields is life-enhancing.

The rural atmosphere of Barns Green is essential to retain for the many residents who have lived here all their lives, enjoying the peace of our rural village and its precious wild life.

Many times, I have observed starlings in great numbers roosting in the trees alongside Smugglers Lane.

The ancient hedgerow has a preservation order on it which protects the wildlife that makes it their home in mature trees and shrubs. Hedgehogs which are endangered, but live here, with much being done to try to give them their much needed hedgerows, of which 95% have disappeared.

CONCLUSION

The rural nature of Barns Green needs to be protected and this proposed development will undoubtedly destroy it and the happiness of its' community.

Once our fields and ancient woodland and hedgerows are destroyed, they are gone; irreplaceable

The Itchingfield Neighbourhood Plan has much thought-about and discussed approved sites which will not have such a huge impact on Villagers lives as this appalling and totally unsuitable development.