
From: Planning@horsham.gov.uk
Sent: 26 January 2026 14:08
To: Planning
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 26/01/2026 2:07 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:	The Barn Brooklands Farm Valewood Lane Barns Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	Dear Planning Officer, OBJECTION: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green 68 Dwellings - Miller Homes I am writing to strongly object to this application. I have lived in Barns Green for over 7 years and have witnessed first-hand the strain that recent development has placed on our village infrastructure. Having reviewed the applicant's submissions carefully I set out below my concerns re the planned development. THE NEIGHBOURHOOD PLAN: THE COMMUNITY HAS ALREADY SPOKEN Our Neighbourhood Plan was approved at referendum on 4 September 2025 and made on 8 October 2025. The residents voted on the Plan with 92.05% of voters being in favour of adopting the Plan. This Plan reflects years of community consultation about where development should and shouldn't go. The Plan allocates specific sites for housing. This field at Chapel Road was not among them. That was a deliberate choice, not an oversight. The applicant's Planning Statement tries to dismiss this by claiming the Neighbourhood Plan

contains "no policies which prevent development." The Plan, however, identifies where the community accepts growth; this site was consciously excluded. What is the point of an Approved Neighbourhood Plan if speculative applications can simply bypass them.

SEWERAGE: A SYSTEM ALREADY IN CRISIS

Barns Green already has a well-documented sewerage problem. Connecting a further 68 homes to a system that is already unable to cope could lead to widespread pollution and risk to health.

ELECTRICITY: THE GRID CAN'T COPE EITHER

The Energy Statement confirms all 68 homes will use Air Source Heat Pumps for heating - a significant electrical load. It is understood that the recent Sumners Fields development still requires a backup diesel generator because the local network cannot reliably supply those homes. If that's true for 32 houses, how can we possibly add another 68 with electric heating?

TRANSPORT: VERY LIMITED PUBLIC TRANSPORT IN BARN'S GREEN

The Transport Statement relies heavily on a "Vision Scenario" assuming significant modal shift away from private cars. In a rural village with almost non-existent public transport, this is not possible.

The applicant's own data shows 81% of local residents drive to work. Christ's Hospital station being 3.7km away is too far for most people to walk or cycle regularly. And the bus service from Barns Green is very sporadic - nothing in the evenings and weekends, 2 buses on a Wednesday, 4 on Mondays and Fridays and 8 on Tuesdays and Thursdays. This is not a location where sustainable transport is a credible alternative to the car, and the Transport Statement's optimistic assumptions shouldn't be given any weight.

The resultant increase in road traffic from this proposed development is unsustainable on our village roads.

HARM TO ANCIENT WOODLAND - NATURAL ENGLAND STANDING ADVICE

The western boundary of the site adjoins Ancient Semi Natural Woodland recorded on the Ancient Woodland Inventory as reference ANCWO0122269. This is an irreplaceable habitat protected under NPPF paragraph 186(c), which states:

"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."

The Council must take heed of regulations relating to Ancient Woodlands when determining this application.

CUMULATIVE IMPACT: THE VILLAGE HAS ALREADY APPROVED A LARGE NUMBER OF NEW PROPERTIES

Barns Green has already accommodated substantial growth:

1. Sumners Fields - 32 homes, recently completed, a few hundred yards from this site
 2. Neighbourhood Plan allocations - 50+ additional homes at sites the community has accepted
- Adding 68 more would increase the village by approaching 40% in the space of a decade. This is already having a significant impact on the village's traditional character.

VILLAGE CHARACTER AND HERITAGE

The Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as "important small pastoral fields" that "provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside."

That's precisely what this field does. It's the green buffer between the village centre and open countryside. Building here would:

- Destroy this green gap entirely
- Harm the setting of listed buildings including Little Slaughterford, Bennetts, and the Queen's Head
- Surround the pub - a vital community asset - with housing

The field also hosts the annual Classic Car Show (raising tens of thousands for charity) and Run Barns Green (supporting St Catherine's Hospice). These community events would be lost forever.

With 32 new homes at Sumners Fields and an additional 68 homes proposed here, the local infrastructure will not be able to sustain the population growth. The junior school in Barns Green could not accommodate the huge potential increase in pupil numbers, our health services are completely over extended and our rural roads are becoming more and more dangerous with the increasing number of cars on the roads.

CONCLUSION

While it is recognized that additional housing is required within the Horsham District, The Barns Green and Itchingfield Parish has been very diligent in preparing its Neighbourhood Plan - which was accepted by 92% of its voters and this proposed development is not included within it. Of the specific sites approved, Sumners Fields is well underway to completion and other more suitable sites have been identified and would be fully available to fulfill Horsham Districts Councils planning requirements.

The application should be refused because:

1. Neighbourhood Plan conflict - Site not allocated.
2. Sewerage capacity unknown - documented history of sewerage overflow events; downstream capacity not assessed.
3. Electricity constraints - No grid assessment despite all-electric heating; current new development still using generators.
4. Transport - very limited public transport available; village roads not suitable for increased traffic flow.
5. Ancient woodland - Legal requirement to be considered
6. Cumulative impact - Village has already absorbed significant growth
7. Character - Loss of "important green gap"; harm to heritage assets: lack of infrastructure to support increased village population.

Yours faithfully,

[Redacted Signature]

Kind regards

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