

[REDACTED]

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**Sent:** 22 January 2026 19:15  
**To:** Planning  
**Subject:** Objection to DC/25/2057

**Categories:** Comments Received

Dear Sir or Madam,

I wish to formally object to the proposed development (DC/25/2057) of the field opposite the village shop for the following reasons:

### Flood Risk and Drainage

This area is already prone to regular flooding. The proposed development is located on clay soil, which has poor natural drainage. Increased hardstanding and surface runoff would significantly exacerbate flooding along the adjacent road, which serves a number of residential properties as well as the village shop and public house. This raises serious concerns regarding highway safety, property damage, and the adequacy of any proposed drainage mitigation measures.

### Water Stress and Sustainability

The village experiences regular water shortages during the summer months, with frequent hosepipe bans. The local environment, including the Pulborough Brooks RSPB site, is already under considerable pressure due to the volume of existing residential development in the wider area. Climate change is predicted to result in increasingly dry summers and wetter winters, further intensifying water stress and flood risk. The addition of further housing in this location is therefore unsustainable and contrary to principles of responsible development.

### Impact on Village Character and Infrastructure

The cumulative impact of new housing is already placing significant strain on the village's character and infrastructure. Two recent developments have already altered the scale and nature of the settlement, and an additional development would further erode the rural character of the village and overwhelm its limited capacity to absorb further growth.

## Conflict with the Neighbourhood Plan

There is an adopted Neighbourhood Plan for Itchingfield Parish. At the Itchingfield referendum, 92% of residents supported Horsham District Council using the Neighbourhood Plan to help determine planning applications within the neighbourhood area. The proposed development appears to conflict with the aims and policies of this Plan and should therefore be given due weight in the decision-making process.

For these reasons, I strongly object to the proposed development.

Thank you for your time



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