

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 January 2026 09:29:26 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 23/01/2026 9:29 AM.

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:	17 Smugglers Way Barns Green
----------	------------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Overdevelopment
Comments:	Objection to Planning Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green - 68 Dwellings (Miller Homes)

I am writing to formally object to the above planning application for the development of 68 dwellings on land north of Little Slaughterford, Chapel Road, Barns Green.

My objections are based on the following grounds:

1. Impact on Traffic and Parking on Chapel Road

The proposed site and its junction are positioned directly opposite the Queens Head pub and the village shop. This location is already a known bottleneck for traffic and parking. The application includes traffic calming measures and pedestrian safety features that will create pinch points and significantly reduce on-road parking. The supporting report is inconsistent, stating space for 10 cars in commentary but showing only 9 in the plans. This reduction will adversely affect residents, customers of the pub and shop, and complicate deliveries to both businesses.

Mornings are especially problematic, with delivery vehicles parked outside, customer parking, and the school bus to the Weald picking up pupils by the shop. The proposed pinch point will obstruct these activities. Additionally, visibility for vehicles exiting The Hordens and turning right is already limited during busy times; introducing a new junction will worsen this situation.

2. Lack of Infrastructure and Public Transport

The applicant's travel plan relies on an inadequate bus service, which cannot support commuting to work, college, or medical appointments. For those working or studying in Horsham, the only viable weekday bus option is to arrive at 7:00 AM and depart at 4:35 PM, which does not align with typical business hours. There are no bus services on weekends, making public transport inaccessible for retail and other weekend workers.

The reliance on school bus services is also problematic. While buses serve Tanbridge, Millais, and Forest schools, they do not accommodate after-school activities, as the last bus departs Horsham at 4:35 PM. Changes in school schedules further disrupt service, leaving parents responsible for arranging alternative transport.

Consequently, the bus service cannot be relied upon, and each additional home will likely require private car transport, adding further pressure to rural roads. The community car service, although valuable, is run by volunteers and primarily serves elderly residents for medical appointments. It cannot support the needs of the wider population.

Access to Christs Hospital railway station also depends on car transport, as there are no safe cycle routes or footpaths usable during winter months. Walking or cycling to the station in poor

weather or darkness is impractical and unsafe.

The mitigation proposals focus only on providing information about existing transport options without offering new services. Assumptions in the plan underestimate the realities of rural life and the additional traffic that would result. The full impact of the adjacent development at Sumners remains unknown, as most properties there are not yet occupied.

3. Impact on Sewage, Wastewater, and Surface Water Drainage

The current sewage infrastructure is already overloaded. The main pipe, which is only 175mm in diameter, runs through Smugglers Way and over Muntham Gill. Additional housing from Sumners, not yet occupied, will further increase the sewage burden, and the proposed development will exacerbate this issue. Southern Water's records on sewage and surface water drainage are incomplete, so the actual impact is likely underestimated.

Increased discharge into Muntham Gill from the proposed Sustainable Urban Drainage Systems (SUDs) could worsen downstream flooding. Although Muntham Gill is often just a trickle in summer, it can become a torrent during heavy winter rains, as seen during the floods of 2013/14, which affected the pub, shop, and parts of The Hordens.

4. Impact on Sports Opportunities from Cumulative Development

Over the past 15 years, the parish has lost two sports pitches: one at the former Itchingfield School infants site (now Barns Green Primary School) and the junior school pitch at the old site in Itchingfield, which remains vacant and unmaintained, likely awaiting future development. This leaves only one pitch at Barns Green playing fields, restricting space for junior teams and impacting adult teams that rely on youth development.

Barns Green has a rich sporting history, with cricket played for over 166 years and stoolball for at least 128 years. The village supports cricket, football, rugby, stoolball, and tennis clubs, but facilities are under pressure and require additional amenities to replace those lost. The current proposal would further reduce available green space, which could be better utilized for sports and recreation.

Conclusion

In summary, the proposed development of 68 dwellings at Land North of Little Slaughterford, Chapel Road, Barns Green, presents significant concerns regarding traffic and parking, insufficient infrastructure and public transport, overloaded sewage and drainage systems, and a detrimental impact on local sports facilities. The cumulative effects of this and adjacent

developments threaten the quality of life, safety, and community spirit of Barns Green. For these reasons, I urge the planning authority to reject this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton