

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 January 2026 07:42:47 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 14/01/2026 7:42 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: Valewood Farmhouse Valewood Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	I wish to object to this planning application on the following material planning grounds:

1. Flood Risk and Surface Water Drainage

The application site is in a rural area already subject to issues with flooding and drainage. New development increases impermeable surfaces and run-off, and it is unclear whether the proposed surface water drainage strategy will genuinely mitigate this risk, including in more intense rainfall events due to climate change. National planning guidance requires that applications in areas prone to flooding demonstrate that they would be safe for their lifetime and would not increase flood risk elsewhere. There is insufficient evidence at this stage to show that flood risk from surface water can be adequately managed and that the drainage system is robust and maintainable over the long term, particularly during extreme weather.

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2. Highways Safety and Traffic Impact

The local rural road network is narrow, winding, and already comes under strain, especially at peak times. The additional vehicular movements generated by 68 new homes - including construction traffic - will exacerbate congestion and could harm highway safety. Any planning decision must consider the direct impact on the local road network, and there is, at present, no clear assessment demonstrating that the surrounding road infrastructure can safely accommodate this increase in traffic without significant adverse effects.

3. Foul Sewage and Infrastructure Capacity

There is existing pressure on local drainage and sewage systems, as evidenced by other recent developments in the area still reliant on temporary power supplies (diesel generators) due to unfinished utility connections. This suggests that essential services and infrastructure are not keeping pace with development. Without clear confirmation from statutory undertakers that foul drainage can be connected and managed without increasing risk to the environment or local properties, the application should not proceed. The capacity of Southern Water's system in the wider area is already challenged, with historic indications of limited conveyance capacity during storm conditions.

Southern Water

4. Deliverability of Infrastructure and Recent Developments

Nearby new builds have taken significantly longer to complete than anticipated and some remain reliant on temporary solutions (such as diesel generators for power), indicating that local infrastructure delivery does not currently match planned growth. This raises legitimate concerns about whether the necessary utilities and services for this development (including drainage, power supply, and waste disposal) will be provided on time and to an acceptable standard. Without this assurance, the proposal risks creating further strain on existing infrastructure and community services.

For the reasons above, I respectfully request that the Local Planning Authority carefully consider whether the evidence submitted demonstrates that the proposed development will be sustainable, safe, and supported by adequate infrastructure before granting planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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