

From: Planning@horsham.gov.uk
Sent: 21 June 2026 22:08
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 21/06/2026 10:08 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

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Customer Details

Address:	47 Smuggler's Way Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	**Application Reference:** DC/25/2057 **Site Location:** Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex **Proposal:** Development of 68 dwellings by Miller Homes ## Formal Objection to Planning Application DC/25/2057 I am writing to register my strongest possible objection to the proposed development of 68 dwellings on the land North of Little Slaughterford. I urge Horsham District Council (HDC) to refuse this application and to initiate an independent, thorough investigation into the actual capacity and severe infrastructure constraints facing the Barns Green village community. 1. Critical Infrastructure Failure: The Sewage Capacity Contradiction

The primary basis for this objection rests on the highly concerning, inaccurate, and contradictory information provided by Southern Water regarding the Barns Green Wastewater Treatment Works (WTW).

A direct comparison of Southern Water's recent corporate correspondence reveals an irreconcilable conflict that exposes a severe lack of capacity planning and transparency: Southern Water Document: Stated Position on Barns Green Capacity. Consultation Response to HDC (Dated: 18th June 2026)

* Assures the council that there is "adequate capacity" to accommodate the foul flow of 0.6 l/s generated by the 68 new Miller Homes dwellings. |

Southern Water Direct Landowner Letter, (Dated: 15th May 2026): Discloses a separate "Itchingfield WTW Pump Away Scheme". It explicitly states plans to close Itchingfield WTW and divert all of its wastewater flows permanently into the Barns Green network. It claims Barns Green has the capacity to absorb this entire external community's infrastructure demands. |

The Reality of the Infrastructure Strain.

Southern Water cannot honestly claim that the Barns Green treatment works has the capacity to simultaneously absorb a major new 68-dwelling urbanized estate and the entire diverted sewage flow from the closure of a neighboring village's treatment works.

Existing Overflows: Documented, real-world evidence already records serious, recurring overflows polluting local watercourses during heavy flow periods.

Calculated Deficit: Expert engineering calculations demonstrate that even under current, baseline village flows, the existing treatment plant lacks adequate capacity to safely handle the volume.

Lack of Trustworthiness: These letters prove that Southern Water's desktop assessments are detached from reality. The Council must not be misled by Southern Water's assurances, which are demonstrably incompetent and downplay a major cumulative environmental risk to our local water quality.

2. Comprehensive Grounds of Objection

In addition to the critical failure of wastewater infrastructure, this application represents unsustainable development that fundamentally violates local planning principles across the following 11 areas:

Infrastructure & Environment

1. Inadequate Sewage Capacity: As detailed above, the plant cannot accommodate the combined volume of existing residents, the proposed 68 homes, and the planned Itchingfield diversion scheme.
4. Destruction of Wildlife Habitats: The construction will result in the permanent loss of vital biodiversity habitats, including the removal of ancient hedgerows that provide crucial wildlife corridors.
5. Increased Localized Flooding: The village already suffers from flooding. Replacing pastoral fields with extensive impermeable surfaces will create rapid surface water runoff, overwhelming local ditches and worsening flood risks for adjacent properties.

Highways, Access, & Transport

2. Loss of Critical Village Parking & Unsafe Road Layout: The proposed access road onto Chapel Road will cause a severe loss of highly utilized parking directly outside the village shop and pub. This will create a highly confusing, dangerous layout for both pedestrians and motorists at the heart of the village hub.
3. Severe Traffic Congestion: 68 new homes will introduce significant vehicle movements daily, heavily congesting the narrow, rural country lanes feeding into and out of Barns Green.
6. Public Transport Deficiencies: The village suffers from strict public transport limitations. Future residents will be entirely car-dependent, directly contradicting sustainable development goals.

Character, Density, & Policy Conflict

7. Loss of Community Amenity: The application site utilizes a field historically relied upon for local community gatherings and charity events, stripping the village of an irreplaceable social asset.
8. Degradation of Village Character & Heritage: The development encroaches upon heritage pastoral fields and will severely compromise the setting and visual amenity of nearby listed buildings.
9. Gross Over-Development & Urbanization: The proposed density is entirely inappropriate for a rural edge. The house designs are imposingly high, creating an urbanized visual intrusion that clashes with the existing village aesthetic.
10. Deficient Housing Mix: The proposed housing mix and deliverability fail to meet actual

local needs, a point already raised in formal concerns by HDC's own Housing Officers.
11. Direct Conflict with Countryside Policy: The application site sits entirely outside the Built-up Area Boundary (BUAB). It is explicitly defined as "Countryside" under planning policy, where development must only be permitted if it is deemed strictly essential. This speculative market housing development does not qualify.

Conclusion:

This application represents a speculative, unsustainable development that fails on almost every metric of sound planning policy. Most critically, Southern Water's own conflicting documentation proves that the village's foul drainage system is facing an imminent, manufactured crisis.

I strongly urge the Planning Committee to protect our rural environment, stand by its own Countryside Policies, and refuse this application.

Yours faithfully, [REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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