

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 January 2026 19:29:38 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 28/01/2026 7:29 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:	25 Willow Place Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	The site is deemed undevelopable under both the current made Horsham District Planning Framework and SHELAA and the recently made Itchingfield Neighbourhood plan. A number of policy elements in these respective documents are relevant to it

being rejected. Moreover, public response to the site when it was proposed in the Call for Sites for the IP NP was overwhelmingly negative.

Discharge of raw sewage into local watercourses is already documented at times of heavy rainfall. The proposed development will only increase this serious issue. Monitoring of this by local residents has confirmed that the discharge of sewage from treatment works is a regular and ongoing issue. Southern water have not provided any assurance that additional flows from the proposed development not worsen the sewage discharge. Their response only considers the immediate connection by confirming capacity at a manhole reference TQ12265901, very worrying when this manhole is located in Stoke D'adernon! So not even in West Sussex. In a letter sent to a local resident in April 2025 it stated their assessment of Barns Green sewage works was based on a current population of 1,018 and had capacity to deal with waste from up to 1,400 people.

Calculations of the actual population is now is at least 1,400 people. Any new development will push this to over 1,500. This is way over the capacity stated by Southern Water.

The applicant's planning submission claims there is no evidence of flooding, I've lived in the village for 10 years and every year and I have seen Chapel Road flood when water runs down the hill, the village shop has flood several times since I moved here. This can only be made worse by building on the field opposite as it acts like a sponge, with 68 dwellings the run-off can only increase the speed and velocity of flooding.

The proposed removal of ancient hedge to facilitate road widening will exacerbate flooding as the hedge holds the soil back when it rains heavily, removal will mean soil entering and blocking the drains.

Inadequate infrastructure including electricity, all 68 homes will have air source heat pumps for heating. The applicant hasn't even consulted with UK Power Networks to assess the grids capacity. This development will conflict with Planning Policy representing a disproportionate increase in the number of dwellings in the Parish, at a density which is out of alignment with neighbouring properties. The density of the proposed development is more aligned with an urban setting and not a rural location. This conflicts with with the Neighbourhood Plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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