

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 January 2026 12:09:33 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 29/01/2026 12:06 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: Tamarisk 9 The Coopers Itchingfield Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	Loss of trees - The western boundary adjoins ancient woodland and the proposed development would cause loss or deterioration of irreplaceable habitats. The plans proposes a 15-metre buffer -

the bare minimum. Natural England's makes clear this should be larger where sensitive species are present (there is mention of hazel dormice in the supporting documents in the portal), where there are drainage sensitivities, or where increased recreational pressure is anticipated.

Design, appearance, materials and character - The Neighbourhood Plan's Landscape Character Assessment - a document the applicant relies on elsewhere - describes the fields north and west of the village as "important small pastoral fields" that "provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside." That's precisely what this field does. It's the green buffer between the village centre and open countryside. Building here would: - Destroy this green gap entirely - Harm the setting of listed buildings including Little Slaughterford, Bennetts, and the Queen's Head - Surround the pub - a vital community asset - with housing the pub's landlord, has publicly stated that the Queen's Head's appeal lies in its unique location "on the edge of the village, adjoining open fields" The field also hosts the annual Classic Car Show (raising tens of thousands for charity) and Run Barns Green (supporting St Catherine's Hospice). These community events would be lost forever.

Case law and previous decisions - The Neighbourhood Plan was approved at referendum on 4 September 2025 and made on 8 October 2025. The residents voted, and the Plan reflects years of community consultation about where development should and shouldn't go. The Plan allocates specific sites for housing. This field at Chapel Road was not among them. SEWAGE: It is already a problem in Barns Green. The Council's own committee reports have documented them. Southern Water's Event Duration Monitoring data shows that in 2022, our village experienced 43 sewage overflow events totalling 411 hours. That's 17 days of raw sewage discharge in a single year. The applicant proposes connecting 68 homes to a DN175 sewer in Chapel Road. That's a pipe just 175mm in diameter - about the width of a dinner plate - to serve a system that already can't cope. What's more, the foul drainage strategy completely ignores: - The 32 homes at Sumners Fields that have recently connected - The 50+ homes allocated elsewhere in the Neighbourhood Plan that will also need capacity - The documented history of overflow events Southern Water hasn't yet confirmed whether capacity exists

Highway, safety, traffic and parking - The proposed development will reduce the area available for parking for the village shop. It is important to ensure that there is enough space for people to pop in and support this local VERY important amenity. It is interesting that neither the landlord of the pub or the owners of the shop support this potential for added customers.

Conclusion - I strongly object to the proposed development.

Kind regards

Telephone:

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