
From: Planning@horsham.gov.uk
Sent: 26 January 2026 13:53
To: Planning
Subject: Comments for Planning Application DC/25/2057

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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 26/01/2026 1:53 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:	North Cottage Chapel Road Barns Green Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	I wish to object against the application DC/25/2057 , and request this is considered by the full council. The proposed development fails to demonstrate that the existing local infrastructure has sufficient capacity to accommodate additional dwellings. The current foul water and drainage system servicing the village is already under significant strain. Local residents regularly experience flooding and the local sewage treatment plant overflows. These events occur particularly during periods of heavy rain. The application does not provide robust evidence that the additional demand created by the development can be accommodated without increasing the risk of flooding, pollution or service

failure.

The response from Southern Water dated the 22/01/2026 is inaccurate as it does not mention the regular, ongoing and existing failures of its local water treatment plant located in Emms Lane. So, their comments are incorrect.

The current electricity network is operating at maximum capacity. The development at Sumners Fields (DC/21/2697) allowed for 32 residential dwellings plus some commercial development. At the moment only 6 or 7 of the dwellings are occupied. They have however never been connected to mains electricity as there is no capacity. They have to rely upon generators for their supply. This is with only an occupancy level of under 25%! They still have many more dwellings and the commercial development to accommodate. How can a further 68 dwellings be allowed?

The proposal does not include any clear measures to demonstrate that sufficient electrical upgrades would be delivered. Without such upgrades any further development would place an unacceptable strain on the existing network to the detriment of existing residents.

The proposed development would have a harmful impact on highway safety. The existing road network and site access already experience congestion and conflict, particularly at peak times. The additional vehicle movements arising from the proposed number of dwellings would materially worsen these conditions.

The access arrangements are inadequate to safely accommodate the increased traffic, including delivery vehicles, refuse collection and emergency services. Insufficient visibility, turning space, and the likely interaction vehicles and pedestrians raise serious safety concerns. The application fails to demonstrate that safe and suitable access can be achieved.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Planning@horsham.gov.uk
Sent: 26 January 2026 14:24
To: Planning
Subject: Comments for Planning Application DC/25/2057

Follow Up Flag: Follow up
Flag Status: Flagged

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 26/01/2026 2:24 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:	North Cottage Chapel Road Barns Green Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I wish to amend the wording in the last two sentences of the penultimate paragraph of my objection which should read as follows " The access arrangements are inadequate to safely accommodate the increased traffic, including delivery vehicles, refuse collection and emergency services. Insufficient visibility, turning space and the likely interaction between vehicles and pedestrians raises serious safety concerns."