

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 January 2026 13:16:53 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 30/01/2026 1:16 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: 4 Muntham Drive Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

Objection to planning application DC/25/2057 Miller Homes Development.

I object to the proposed development West of Chapel Road, Barns Green, for the following reasons.

Sewage system.

Contrary to the contractors report, it is widely known that the current sewage system is not sufficient for the existing village needs, with regular sewage outflows during heavy rain, south of the village above ground, which then drain into a local brook. Despite Southern Water knowing this, nothing has been done to alleviate this situation and another 68 houses would only add to the problem.

Flooding.

The contractor reports state that there is no recorded evidence of flooding, however it is widely known that Chapel Road has flooded in the past, inundating the shop and Pub, in fact during heavy rain, sand bags are regularly deployed in front of the shop in case it floods again.

Chapel road is at a natural low point in the village and this is where most water channels from the North and West particularly. Causing further runoff from a new housing adjacent to these facilities from a slope where the water table is approximately 0.7 - 0.9 of a meter below the surface (despite the report saying otherwise) will massively increase the risk of flooding in this area. The upgrade of the local culvert reported will not alleviate this, as its capacity is limited and drains regularly disgorge water into the road because the system cannot cope with the current incoming water.

Village Plan (Demand).

The adopted village plan, recently submitted, stated that the Summers Ponds and the Itchingfield School developments were brown field areas ideal for any village expansion and showed the village was not against sensible development. This development and land was not in the plan.

To date, the Sumners Ponds development has taken 3 years and is still being completed, with only 6 properties sold in that time, this shows that demand is low. The Itchingfield development has yet to start, but it is clear that there is low demand for properties currently in this village. Other developers locally have also put building plans on hold due to lack of demand and have even advertised in China to try and sell what they have built. Pricing is also an issue, with so-called affordable housing still well above what local first time buyers can afford.

Facilities.

Low demand is also probably linked to the fact that transport links and facilities locally are limited, with an extremely poor bus service. This makes having a car essential in the village and

would mean the development would dramatically increase transport exiting and entering the village.
HDC continuously permits more developments with no added infrastructure and local people are sick of seeing the massive expansion of housing in the area without any benefit to the communities they impact. The Horsham area has seen huge numbers of houses built and the services like doctors, schools and hospital services are under severe strain because of it. This development could well see the demise of the shop and pub, the only facilities the village currently has

Destruction of the environment.

The proposal to remove the hedge which has been there for hundreds of years and is apparently reported as having little environmental value is disgraceful and unnecessary.
All ancient hedgerows are nature positive and should be preserved at all costs. Replacement by new planting will take years to become suitable for wildlife and therefore nature positive. Preserving the hedge is also important to the outlook from the Pub, as this is what the front pub garden looks out onto and what gives the pub its rural feel during the summer months. This would undoubtedly change the feel of the Pub and potentially affect business. The field concerned has also been used for a large charity car show each August that raises thousands of pounds for Saint Catherine's hospice and brings welcome custom to the pub from far and wide, this event would be lost and could not be replaced by moving it elsewhere in the village.

Traffic damage and disruption.

So far the village has suffered three years of lorries and vehicles associated with the Sumners Pond development and this has caused noise and damage to the local roads.

Indeed the recent extensive repairs carried out at the bottom of Weston's Hill are already showing signs of breaking up, only around six months after they were carried out, no doubt mainly in part due to the heavy lorries continually going into and out of the village.

The thought of another 3 years or more of this, is not something villagers are prepared to accept.

The increase in traffic along chapel road and past the school crossing, will also increase risk to pedestrians and parked cars using the road and local facilities.

Summary.

As usual, the various reports entered as evidence by the builders, who of course commission them, are predominantly positive, but a decision to allow development to the west of the village cannot be undone once carried out and the village may well have to live with the consequences going forward, with all that it brings and this could potentially see the demise of the Shop and Pub due to them becoming unsustainable due to flooding, losing what little facilities the village currently has.

I propose that this development and any future ones are stopped, until the current brown field sites mentioned in the village plan are fully utilised and demand is assessed.

Kind regards

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