

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 January 2026 15:02:19 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 3:02 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: Valewood Farmhouse Valewood Lane Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I wish to object to this application on the following material planning grounds.

1. Foul Drainage Capacity and Sewage Pollution

There is clear evidence that the local sewage system is already under significant strain. Recorded overflow events from the Barns Green treatment works show untreated sewage being discharged into local watercourses during periods of heavy rainfall, and this is an ongoing issue rather than an isolated occurrence. The response from the sewerage undertaker focuses narrowly on the immediate connection point and does not assess downstream network capacity or treatment works performance, nor does it address known overflow events. Without a robust, cumulative assessment, there is no certainty that additional development would not worsen existing pollution, contrary to planning policy requirements on infrastructure capacity and environmental protection.

2. Surface Water Flooding and Run-Off

The application states that there is no evidence of flooding, which does not reflect local, observable conditions. Surface water regularly flows downhill across Chapel Road during heavy rainfall, affecting nearby properties and the village shop opposite the site. The existing field currently helps to absorb and slow runoff; replacing it with housing, roads and hardstanding would increase both the volume and speed of surface water. The submitted drainage strategy does not convincingly demonstrate that flood risk would be managed safely over the lifetime of the development, particularly when climate change is taken into account.

3. Highways Impact and Cumulative Traffic

The proposed access is on a constrained section of Chapel Road, directly opposite the village shop and public house, where congestion and parking pressure already occur. The Transport Statement considers only the site access junction and relies on assumptions of reduced car use that are unrealistic in a rural village with very limited public transport. There has been no proper assessment of cumulative traffic impacts arising from recent development nearby and other allocated sites, despite national policy requiring residual cumulative impacts on the road network to be assessed.

4. Infrastructure Deliverability and Utility Constraints

Recent development within the village has highlighted difficulties in delivering infrastructure in step with growth, including reliance on temporary power supplies due to electricity network constraints. This application proposes 68 all-electric homes but provides no clear evidence that the local electricity network has sufficient capacity to support this demand. More generally, uncertainty remains around the timely provision of essential services, including drainage and utilities, which planning policy requires to be in place to support sustainable development.

5. Accuracy and Reliability of Submitted Evidence

Several consultee responses raise concerns about the accuracy and completeness of information submitted in support of this application. Issues have been identified with inconsistent traffic data, errors in the air quality assessment, statements that downplay or deny known flooding, and uncertainty around foul drainage capacity. These matters are material because they directly affect the assessment of environmental impact, infrastructure capacity and highway safety. Until these issues are corrected and clarified, determination of the application would be premature.

Conclusion

For the reasons set out above, the proposal raises serious concerns regarding flooding, pollution, highway safety, infrastructure capacity and the reliability of the evidence used to assess these impacts. I respectfully request that the Local Planning Authority gives full weight to these matters when determining the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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