

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 31 January 2026 11:12:48 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 31/01/2026 11:12 AM.

### 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: 47 Smuggler's Way Barns Green

### Comments Details

|                      |                                                                                                                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                                                                   |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |

Comments:

To: Planning Department, Horsham District Council

Application Reference: DC/25/2057

Location: Land North of Little Slaughterford, Chapel Road, Barns Green

Stance: Object

Dear Planning Officer,

I am writing to formally object to the planning application for 68 dwellings at Land North of Little Slaughterford (DC/25/2057). My objection is based on the following material planning considerations:

1. Conflict with the Made Neighbourhood Plan

The Itchingfield Neighbourhood Plan was made on 8 October 2025 and represents the community's consensus on sustainable growth. This site is not one of the allocated sites in the Plan. NPPF Paragraph 14 provides specific protection to communities with a recently made Neighbourhood Plan, stating that the adverse impacts of conflicting development are likely to significantly outweigh the benefits.

2. Violation of Countryside Policies

The applicant concedes that the site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside'. Under Horsham District Planning Framework (HDPF) Policies 2, 3, 4, and 26, development should only be permitted if it is essential to its location, which this speculative development is not.

3. Unacceptable Impact on Ancient Woodland and Biodiversity

The site adjoins Ancient Semi-Natural Woodland (ANCWOO122269), an irreplaceable habitat. The proposed 15m buffer is inadequate given the documented presence of European Protected Species (hazel dormice) and the planned routing of a permanent footpath through the buffer zone, which directly contradicts Natural England's Standing Advice.

4. Infrastructure and Sewage Capacity Concerns

The local sewage network is already in crisis. Barns Green experienced 43 sewage overflow events totaling 411 hours in 2022. Southern Water's response fails to assess downstream capacity or the cumulative impact of recent developments like Sumners Fields. Furthermore, there is no evidence that the electrical grid can support 68 homes using Air Source Heat Pumps, especially as the neighboring Sumners Fields requires a diesel generator for reliability.

5. Highway Safety and Inadequate Transport

The development relies on an unrealistic "Vision Scenario" for sustainable transport. With only two buses serving the village on Wednesdays and no evening/weekend service, residents will be entirely car-dependent. This will cause congestion and increase accident risks near the village shop and pub, which are vital community hubs.

6. Incorrect Housing Mix and Deliverability

HDC's own Housing Officers stated on 15 January 2026 that they "cannot support this site". The proposed mix (76% 2-bedroom units) ignores the actual local demand where 61% of the Housing Register requires 3-4 bedroom family homes.

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#### Conclusion

This proposal represents overdevelopment that would destroy an "important small pastoral field" and green gap essential to the village's rural character. The adverse impacts clearly and demonstrably outweigh the benefits. I urge the Council to refuse this application.

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Kind regards

#### Telephone:

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton