

From: Planning@horsham.gov.uk
Sent: 31 January 2026 17:26
To: Planning
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 5:26 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:	3 Muntham Drive Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Dear Planning Officer, I am writing to register my strong objection to planning application DC/25/2057, submitted by Miller Homes for the construction of 68 dwellings on land north of Little Slaughterford, Barns Green. Having reviewed the submitted documents, statutory consultee comments, and local evidence, I believe this proposal would cause significant, long-term, and irreversible harm to our village. 1. The application is incomplete and cannot be safely determined - Housing Officers cannot support the scheme as submitted due to concerns over deliverability and the inappropriate affordable housing mix. - Environmental Health has identified serious errors in the Air Quality Assessment, including

incorrect traffic data and flawed modelling, and has requested corrected calculations before the application can be assessed.

- Southern Water has commented only on the immediate connection point and has ignored the well-documented downstream network failures.

With these major gaps unresolved, it would be premature and unsafe to progress this application.

2. Conflict with the Itchingfield Neighbourhood Plan and national planning policy

The Itchingfield Neighbourhood Plan (INP) was adopted in September 2025 with 92% public support. It identifies suitable sites for development, primarily the site of the old Itchingfield School (a Brown Field site) - this green field site is not one of them. The community made a clear and democratic decision to avoid developing this parcel of land.

The proposal directly conflicts with:

- INP development allocations
- Horsham District Planning Framework (Policies 2, 3, 4, and 26)
- NPPF Paragraph 14, which protects recently adopted neighbourhood plans

Even Miller Homes acknowledges the proposal conflicts with the HDPF due to the site's countryside location.

3. Housing mix and deliverability concerns

The proposal:

- Over-provides 2-bed units, despite proven local need for 3- and 4-bed family housing.
- Poses a risk that no Registered Provider will adopt the affordable housing block, raising the likelihood of a later attempt to replace affordable homes with a financial contribution.

4. Existing problems with drainage, flooding, and sewage capacity

Barns Green already suffers major water-management issues:

- The Barns Green sewage treatment works are operating above their stated capacity, causing frequent overflows into watercourses.
- These discharges are threatening the River Adur Restoration Project.
- The site sits on Weald Clay, causing slow infiltration and high runoff.
- The field slopes directly toward Chapel Road, which already experiences regular and serious surface-water flooding. Furthermore, it is already known that the local shop floods on occasions of heavy rainfall.

The development would worsen these issues significantly.

5. Electricity network constraints

All homes are proposed with air-source heat pumps. There is no engagement with UK Power Networks and no evidence the grid can support the demand. The recently completed Sumners Fields required diesel generator support due to grid insufficiency.

6. Transport and road safety

Claims in the Transport Statement are unrealistic:

- Barns Green has extremely limited buses, with no evening or weekend services. Therefore Public Transport limitations undermine sustainability claims.
- Christ's Hospital station is nearly 4 km away, unsuitable for walking.
- Most households will rely almost entirely on cars.

Additional resident-identified issues include increased parking pressure outside the shop/post office and cumulative traffic impacts on Chapel Road.

7. Impacts on ancient woodland, hedgerows, and protected species

The western boundary abuts Ancient Semi-Natural Woodland. Additional concerns include:

- Loss of ancient hedgerows
- Inappropriate formal footpath inside buffer zone
- Increased lighting, footfall, pets, noise

8. Air quality assessment errors

Environmental Health has requested corrected models due to incompatible datasets and incorrect assumptions in the submitted assessment.

9. Loss of rural character, heritage impact, and overdevelopment

The proposal would urbanise open countryside, remove community event land, and harm the pastoral setting of listed buildings.

10. Cumulative impact on a village already absorbing substantial growth

Further expansion risks overwhelming local services and altering the village's character.

11. Other:

- Development is speculative and not essential
- Additional traffic threatens viability of shop, post office and pub

I respectfully request refusal of application DC/25/2057.

Yours faithfully,

[REDACTED]
Resident, Muntham Drive, Barns Green

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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