

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 January 2026 20:01:13 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 8:01 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: 2 Motto Cottages Sandhills Road Barns Green

Comments Details

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

Comments:

Planning Objection

Application DC/25/2057 - Land North of Little Slaughterford,
Chapel Road, Barns Green

I wish to formally object to the above planning application. My objection is based on concerns relating to infrastructure capacity, public safety, environmental harm, Heritage corruption and the long-term impact on the character and functioning of the village.

Wastewater Infrastructure and Ongoing Pollution

The existing wastewater system serving Barns Green is already demonstrably under strain. There is clear evidence that sewage discharges into local watercourses occur during periods of rainfall, indicating that the treatment works and wider network lack sufficient resilience. Introducing development on this scale would add further pressure to a system that is already failing to cope with existing demand.

Responses submitted by the statutory undertaker focus narrowly on a single connection point and do not provide reassurance that downstream capacity, treatment works performance, or cumulative impacts have been properly assessed. Given the known frequency of overflow events, it is unreasonable to assume that additional foul flows can be accommodated without worsening environmental harm.

Surface Water Flooding and Loss of Natural Drainage

Flooding is a well-established issue in this part of the village. Surface water regularly flows downhill from the application site, affecting nearby roads and buildings. The field currently plays an important role in absorbing rainfall and moderating runoff. Its development would remove this natural function and replace it with hard surfaces that will increase both the speed and volume of water entering the drainage network.

Proposed mitigation measures do not provide certainty that flooding elsewhere in the village would not worsen, particularly when future climate conditions are taken into account.

Impact on Historic Buildings

Chapel Road & Sandhills Road have many Heritage Buildings and Buildings of Historical note pre 1875; these predate modern building standards and foundations. and are inherently more vulnerable to prolonged vibration and ground movement. Extended exposure to vibration from heavy construction vehicles,

plant machinery, and increased traffic has the potential to cause structural damage, including cracking and settlement. This is a material concern for historic properties located close to construction routes and should be taken into account when assessing the impact of the proposed development.

The application provides no assessment or reassurance that vibration effects on older dwellings have been considered or mitigated, despite the foreseeable risk posed by construction activity associated with a development of this scale.

In addition, due to the number of Heritage properties within Chapel Road & Sandhills Road I believe that this development would affect the "group value" of the buildings & under the Heritage Impact & Setting (NPPF) Paragraph 194 of the NPPF, before granting or even considering any application the setting and the overall streetscape proposal must align with the local Conservation area respecting existing building design, materials, and character, I don't believe that this has even been a consideration!

Loss of Hedgerows and Ecological Function

The proposal involves the removal of established hedgerows to facilitate access and visibility. These features are not only important wildlife corridors but also contribute to soil stability and water management. Their removal would reduce biodiversity, increase runoff, and permanently alter the rural character of the area.

Harm to Ancient Woodland

The site directly adjoins ancient semi-natural woodland, an irreplaceable habitat afforded strong protection in national policy. The development would bring housing, lighting, noise, pets, and sustained human activity directly to the woodland edge. Even without direct loss, the indirect effects would result in gradual but irreversible deterioration.

Proposals that introduce recreational routes and daily footfall adjacent to ancient woodland are incompatible with the purpose of protective buffer zones and would expose the habitat to ongoing disturbance.

Inadequate Utilities and Community Infrastructure

The proposed use of electric heating systems across all dwellings represents a significant additional demand on the local electricity network. There is no clear evidence that capacity exists to support

this, particularly given recent developments nearby that have already required contingency measures.

There is also no reassurance that local services, including the school, can accommodate the additional demand generated by the development.

Highway Safety, Construction Traffic, Parking & Cumulative Impact

The local highway network is narrow, constrained, and unsuitable for the level of traffic associated with a development of this scale. They are narrow residential roads where on-street parking is routine, frequently reducing traffic flow to a single lane and limiting visibility for both drivers and pedestrians especially on Chapel Road, 2 Mile Ash Road & Sandhills Road.

Past construction activity within the village has resulted in heavy goods vehicles and large dumper trucks travelling through residential streets, often at inappropriate speeds. This has created unsafe conditions, noise disturbances, and significant damage to road surfaces. Repetition of this activity would also significantly increase risk, particularly given the close proximity to the Grade II listed shop, Grade II listed public house and the infants school with the regular presence of children, parents, and other vulnerable road users.

The existing road layout was not designed (over 200 years old) to safely accommodate sustained construction traffic or the long-term increase in vehicle movements arising from this development or any further developments in the heart of the village. The proposal therefore raises serious and unresolved concerns regarding highway safety and infrastructure suitability and I believe that this issue has not been properly assessed.

Unsustainable Transport Assumptions

The application relies on unrealistic assumptions about reduced car use. Public transport provision in the village is extremely limited, with infrequent daytime services and no evening or weekend options. In this context, private vehicles are not a choice but a necessity, and the proposal fails to reflect this reality.

Loss of Community Amenity and Village Character

The application site functions as an important open space that contributes to village life and identity. It has historically supported community events and provides a visual and functional break between the village centre and the surrounding countryside. Its loss would permanently erode the rural setting of Barns Green.

The scale, density, and design of the proposed housing are out of keeping with the existing settlement pattern and would introduce an urban character that conflicts with both the Neighbourhood Plan and the established landscape.

Housing Mix and Policy Conflict

The proposed housing mix does not align with identified local needs, and concerns have been raised by the Council's own Housing Officers regarding both suitability and deliverability. When combined with the site's countryside designation and its location outside the built-up area boundary, the development represents speculative growth rather than policy-led planning.

Conclusion

While I recognise the importance of delivering housing where it is appropriate and sustainable, this proposal fails on multiple grounds. It would place unacceptable pressure on already strained infrastructure, increase flood and pollution risks, harm irreplaceable habitats, undermine village amenities, and erode the rural character of Barns Green.

For these reasons, I respectfully request that this application be refused and that this objection be fully considered by the Planning Committee.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

