

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 21:11:55 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 05/02/2026 9:11 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:	Coopers Farm Bashurst Hill Itchingfield
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Comments Details

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

Comments:

This application should be rejected as it is not one of the designated sites in the Neighbourhood Plan and does not adequately address the proven local demand for housing in a suitable manner. This project would lead to the urbanisation and destruction of a rural greenfield, conflicting with the Countryside Policy.

The two sites of Sumners Ponds and The Old School already approved in The Barns Green and Itchingfield Neighbourhood Plan 2015-2031 are brownfield sites. The Neighbourhood Plan states that 'such a site is to be preferred over Greenfield sites; the HDC Plan says in clear terms that plans should encourage the effective use of land that has been previously developed...Policy 2 para 8'. This new application is on greenfield sites which are not to be encouraged in the HDC Plan.

Increases in housing will exacerbate the existing problem of flooding in the area, with the village shop previously flooding. There is already a serious problem of raw sewage contaminating local watercourses during periods of heavy rainfall. In 2022, Barns Green experienced 43 sewage overflow events (figure from the council). The current overflows from the Barns Green sewage treatment works are also already threatening the River Adur Restoration Project.

The development would have significant environmental impacts, including the loss of important habitats. Ancient Semi Natural Woodland adjoins the western boundary of the site which is an irreplaceable habitat. The proposed removal of the ancient hedge to the front of the site will destroy established and protected natural habitat.

The Neighbourhood Plan describes the fields to the north and west of the village as 'important small pastoral fields'. These create vital green gaps, preserving the rural character of the village which this development would eliminate. It would significantly harm the setting of several listed buildings nearby.

The demand on local facilities such as schools and doctors surgeries is already immense; adding a further 68 dwellings on this site will add further demand on these services. Key community amenities, such as the local pub, village shop, and post office will be significantly impacted by the traffic generation and parking adjacent to the village shop on a road that is already usually down to a single carriageway due to parking constraints. There will be potential business and community damage from the loss of the pub's character as a rural countryside pub.

Please review the sites identified in the Neighbourhood Plan where growth has been accepted and could be accommodated in a way that won't have such a detrimental impact to the village of Barns Green that this application will have.

Kind regards

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