

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 22:40:01 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 02/02/2026 10:40 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:	Valewood Valewood Lane Barns Green
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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:

I wish to reiterate my objection to this application. This proposal would cause significant and irreversible harm and should be refused.

Conflict with the Neighbourhood Plan

Our Neighbourhood Plan was developed over several years through consultation, debate, and a public referendum in September 2025. It was formally adopted in October 2025. This site was explicitly considered and rejected in favour of more sustainable alternatives. Approving this application would undermine the Plan and contradict the Government's stated commitment to community-led development.

Lack of Support from the Council's Housing Team

Horsham District Council's own Housing Officers state they cannot support this site. Their concerns include an inappropriate housing mix-76% of affordable homes would be two-bedroom, despite most local need being for three- and four-bedroom family homes-uncertainty over whether a Registered Provider would accept the units, and the risk that affordable housing would be replaced with a financial contribution. A development that fails to meet local housing need cannot justify the harm it would cause.

Sewage Capacity and Environmental Risk

The sewage system serving Barns Green is already failing. In 2022 alone, there were 43 overflow events totalling over 400 hours of raw sewage discharge. Southern Water's claim of adequate capacity is unreliable, as residents have identified that their assessment was conducted at a manhole in Surrey, outside the relevant catchment area. Local evidence suggests the treatment works is already operating at or near capacity. Additional development would increase pollution in local watercourses flowing towards the Knepp rewilding estate.

Impact on Ancient Woodland and Wildlife

The site borders ancient woodland, an irreplaceable habitat. The proposal to route a footpath through the buffer zone conflicts with Natural England guidance, which states buffers should consist of semi-natural habitat. Daily use by residents would result in disturbance, particularly to protected species such as dormice identified in the developer's own surveys.

Highway and Transport Concerns

Local roads are already under strain, particularly near the pub and shop where parking and access are limited. Public transport provision is extremely poor, with no evening or weekend services. The assumption that residents will rely on buses is unrealistic, and the development would generate significant additional car use, worsening congestion and safety.

Threat to Community Assets

The Queen's Head pub and village shop are central to community life and depend on passing trade and on-street parking. Proposed

road changes would reduce parking and risk making these businesses unviable. Their loss would disproportionately affect elderly and less mobile residents.

Electricity Supply and Flooding

Recent developments in the village already require backup generators due to grid capacity issues. This application includes no consultation with UK Power Networks. In addition, the site currently plays a role in absorbing surface water. Development would increase runoff and exacerbate existing flooding problems in nearby properties.

Overdevelopment

Earlier discussions identified this site as suitable for around 50 homes. The proposal for 68 homes represents a substantial increase in density that is out of keeping with the character of a rural village. Barns Green has already accommodated recent growth and has further allocations identified through the Neighbourhood Plan.

Conclusion

I am not opposed to development and our community has accepted growth where it is appropriate and sustainable. This proposal is neither. It conflicts with the Neighbourhood Plan, lacks support from key Council officers, and presents serious infrastructure, environmental, and community risks. For these reasons, I strongly urge the Planning Committee to refuse this application and to respect the clear wishes of the community as set out in the Neighbourhood Plan.

Kind regards

Telephone:

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