

**From:** Planning@horsham.gov.uk  
**Sent:** 03 February 2026 16:19  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/2057

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## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/02/2026 4:18 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                                                                                                                                                                                                                                                   |

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### Customer Details

|          |                                                  |
|----------|--------------------------------------------------|
| Address: | 28 Finians Field Barns Green Horsham West Sussex |
|----------|--------------------------------------------------|

### 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>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>                                                                                                                                                                                                    |
| Comments:            | <p>Dear Sir or Madam,</p> <p>Re: Planning Application DC/2/2057 - Land North of Little Slaughterford Chapel Road, Barns Green, West Sussex<br/>Applicant: Miller Homes</p> <p>I write to formally object to the above application for the reasons set out below. I respectfully request that this objection be placed before the Planning Committee in full should the</p> |

application be reported to committee.

#### 1. Conflict with the Neighbourhood Plan and Development Plan

The Barns Green Neighbourhood Plan was approved by referendum and made in 2025 following extensive community consultation. The Plan allocates specific sites for housing growth. This site was deliberately not allocated.

The application therefore directly conflicts with the Development Plan. Under NPPF paragraph 14, where a neighbourhood plan is less than five years old and allocates sites to meet housing need, the adverse impacts of development that conflicts with the plan are likely to significantly and demonstrably outweigh the benefits. This protection clearly applies.

The applicant has acknowledged in their Planning Statement that the site lies outside the Built-Up Area Boundary, is not essential to a countryside location, and is therefore in conflict with HDPF policies 2, 3, 4 and 26. This is a fundamental policy failure.

#### 2. Speculative Development in the Countryside

This is a speculative greenfield proposal in open countryside. Development in such locations should only be permitted where it is essential. No such justification has been provided.

Approval would result in the irreversible urbanisation of an important pastoral field and erosion of countryside protection policies.

#### 3. Housing Mix and Deliverability - Council Objections

I note with concern that Horsham District Council Housing Officers have stated they cannot support this site, citing:

- An inappropriate housing mix that does not reflect identified local need
- Serious concerns regarding deliverability and the risk of non-delivery of on-site affordable housing

If the Council's own Housing Officers do not support the proposal, it cannot reasonably be argued that the claimed housing benefits outweigh the identified harms.

#### 4. Sewage Capacity, Pollution and Flooding

The local sewerage network is already under severe strain. Documented overflow events from the Barns Green sewage treatment works are threatening the River Adur Restoration Project. Southern Water's response considers only the immediate connection point and does not assess downstream or cumulative capacity.

In addition, the area already suffers from regular surface water flooding, with the village shop situated directly opposite the proposed site flooding regularly. Increased hardstanding, loss of natural drainage features, and removal of hedgerows will exacerbate runoff and flood risk, contrary to national and local policy.

#### 5. Environmental Harm and Habitat Loss

The proposal would result in:

- Removal of ancient hedgerows, which are irreplaceable wildlife habitats
- Harm to ancient woodland and associated ecosystems
- Loss of biodiversity that cannot be adequately mitigated

Ancient woodland is an irreplaceable habitat, protected from deterioration under NPPF paragraph 186(c). The scale and proximity of this development would inevitably result in indirect deterioration through increased disturbance, lighting, drainage impacts, and recreational pressure.

#### 6. Inadequate Infrastructure - Electricity and Utilities

The application fails to demonstrate that local infrastructure can support the development. Electricity supply is already constrained, evidenced by the use of diesel generators at nearby Sumners Fields. The proposal for all-electric heating significantly increases demand, yet no grid capacity assessment has been provided.

#### 7. Traffic, Parking and Transport Sustainability

The proposal would generate significant additional traffic in a village with very limited public transport. The Transport Statement relies on unrealistic assumptions about modal shift that are not credible in a rural location with minimal bus services.

Cumulative traffic impacts - including those from recent and allocated developments - have not been properly assessed, particularly around the Chapel Road and village centre, where parking and highway safety are already under pressure.

#### 8. Loss of Village Amenity, Character and Heritage

The field is identified in the Neighbourhood Plan as an important pastoral field and green gap that contributes to rural character and provides a transition to open countryside. Its loss would:

- Harm the setting of nearby listed buildings
- Destroy valued rural views
- Remove land used for community and charity events

The scale, density and design of the proposed housing are urban in character and represent overdevelopment of a sensitive edge-of-village site.

For the reasons set out above - including clear conflict with the Neighbourhood Plan, countryside policies, environmental protections, infrastructure constraints, flooding risk, and housing officer objections - this application is unsustainable and unacceptable.

Even if the tilted balance were engaged, the adverse impacts clearly and demonstrably outweigh the benefits. I therefore respectfully request that planning application DC/2/2057 be refused.

Yours faithfully,

[REDACTED]  
28 Finians Field, Barns Green, Horsham, RH13 0PW

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Kind regards

Telephone:

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



**Horsham  
District  
Council**



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