

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 February 2026 11:30:20 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 04/02/2026 11:30 AM.

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: 12 Six Acres Close Barns Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Firstly, I feel that the main road in and out of Barns Green (Chapel Road/Sandhills Road) is already busy but it is also narrow and rural. The bus service in Barns Green is poor, and the only

practical way of leaving and visiting the village is by car. It is dangerous to have too many cars driving along it; especially at the point near Sumners Fields, where the road has been narrowed to build a pathway. I believe that with further housing, the roads would be too congested, too noisy and may lead to accidents; especially with many children walking the village near the Primary School and the Village Hall.

There is no secondary school in Barns Green, so those new residents may also put pressure on the very narrow roads of Valewood Lane, leading to The Weald, and Bonfire Hill, leading to Southwater. These roads are badly kept, prone to flooding, and narrowed further, due to over-grown bushes. They are not suitable for increased traffic.

With the recent flooding, it is also clear that the sewage system in Barns Green isn't coping at the moment and will struggle even further with additional housing. There has been flooding on the roads and drains have been bubbling over as they have tried to cope with the extra water. Discharge of raw sewage as an overflow due to volume is a matter of serious public health and environmental concern.

With more houses, there will be added pressure on the village shop, which doesn't have suitable parking, and already blocks sightlines from the entrance to The Hordens during busy periods. Barns Green already copes with the extra residents who stay at Sumners Ponds throughout the year, and additional numbers will prove difficult for the pub and the shop. Both buildings are precious and ancient, as well as vital to the Barns Green community, and neither of them are big enough to cope.

I assume that the ancient perimeter hedgerow opposite the shop will need to be removed. These are full of birds, and vital to the animals and plants who use it for shelter and protection. It also protects the road and houses from run-off, by holding soil on the land.

If the field is built on, the houses will be clearly seen from the main housing estate and will affect the rural outlook of the village.

Many people visit Barns Green for its countryside, woodlands, quiet spaces, rural pub and shop. Established community events such as the Classic Car show and the Barns Green half marathon also rely on the rural setting of Barns Green. Adding these houses will change the character of the village, and it will be in danger of becoming as built up as Southwater. Quiet villages such as Barns Green are important to our cultural heritage; especially in the South East, where building pressure is removing so many of its vital green spaces.

Barns Green is a small community and has shouldered the

building of houses off Two Mile Ash Road and Sumners Fields. The development would be representing a disproportionate increase in the number of houses in Barns Green. It should not have more building, as it should be allowed to remain a rural village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton