

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 February 2026 12:43:52 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 12:43 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: Orchard Cottage Bashurst Hill Itchingfield

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 write to formally object to planning application DC/25/2057, relating to the proposed development of 68 dwellings on land north of Chapel Road, within the parish.

I have lived in the parish for over 23 years. My objection is based on the following material planning considerations:

Greenfield Site

The application site is a greenfield rural meadow. The loss of this undeveloped land would be contrary to the established rural character of the parish and undermines the principle of protecting greenfield sites from inappropriate development.

Visual Impact and Landscape Harm

The site lies on sloping ground and would be highly visible from Chapel Road and surrounding residential properties. The scale and mass of the proposed development would result in significant visual harm and the loss of an open rural outlook.

Impact on Heritage Assets

Listed buildings are located on either side of the site, with additional listed buildings in close proximity. The proposed development would adversely affect the setting of these heritage assets, contrary to national and local planning policy.

Out of Character with the Village

The proposed development is out of keeping with the existing character of the village, which is predominantly low-density and rural. The scale and form of the proposal would fundamentally alter the character of the area.

Excessive Housing Density

The density of 68 dwellings is excessive for a village of this size and character and represents overdevelopment of the site.

Traffic Congestion and Highway Safety

The proposed vehicle access onto Chapel Road would have a significant adverse impact on traffic congestion and highway safety. Chapel Road is already constrained, and the increase in vehicle movements would pose risks to pedestrians and other road users.

Surface Water Runoff and Flood Risk

Due to the site's topography and existing drainage issues, the development is likely to exacerbate surface water runoff onto Chapel Road. Chapel Road has a known history of flooding, and the village shop opposite the site floods regularly. The proposal fails to adequately address these existing problems and would increase flood risk within the village.

Harm to the Rural Environment and Hedgerows

The site contains an established and historic hedgerow which contributes to the rural character and biodiversity of the area. The proposed development would result in harm to the rural environment of the parish and the loss or degradation of important landscape features.

For the reasons outlined above, I believe the proposed development would result in unacceptable harm that significantly outweighs any perceived benefits. I respectfully request that Horsham District Council refuses planning application

DC/25/2057.
Yours faithfully

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton