

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 February 2026 20:52:17 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 8:52 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: 9 six acres close Barns green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other
Comments:	Planning Objection - Infrastructure, Flooding and Planning Policy I wish to object to the proposed development of 68 dwellings on this site on the grounds of inadequate infrastructure provision, increased flood risk, and conflict with established planning policy.

Infrastructure and Services

Local infrastructure within the village is already under significant strain. Healthcare services, including GP and dental provision, are limited and difficult to access, and there is no clear evidence that additional capacity would be delivered to support an increase of 68 new households. Similarly, local roads, drainage systems and other essential services are already operating close to capacity. The scale of this development would place an unreasonable additional burden on infrastructure that has not been demonstrated to be capable of accommodating such growth.

Flooding and Drainage

The proposed development raises serious concerns regarding flood risk. Parts of the village already experience surface water flooding, and the increased building coverage and hard landscaping associated with 68 new dwellings would significantly increase surface water run-off. This would worsen existing flooding issues, particularly in lower-lying areas and along surrounding roads. In the context of climate change and increasingly intense rainfall events, this risk should be given substantial weight. Insufficient detail has been provided to demonstrate that the development would not exacerbate flooding elsewhere in the village.

Planning Policy and Site Selection

The proposal conflicts with both local and neighbourhood planning policies, which seek to protect the character of the village and direct development to the most appropriate and sustainable locations. The scale of this development represents a disproportionate expansion of the settlement and is out of keeping with its existing form and character.

In addition, there is a previously developed site within the village - the former school site - which would represent a far more suitable and sustainable location for new housing. This brownfield site has been set aside in favour of developing greenfield land, contrary to planning policy principles which prioritise the reuse of previously developed land before the release of undeveloped sites. No robust justification has been provided for dismissing this alternative site.

Conclusion

For the reasons outlined above, the proposed development would result in unacceptable harm through overstretched infrastructure, increased flood risk, and conflict with established planning policy. The availability of a more suitable previously developed site

further undermines the case for this proposal. I therefore urge the council to refuse planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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