
From: [REDACTED]
Sent: 09 September 2026 16:41
To: Planning
Subject: DC/26/0933 Erection of 31 dwellings with access from Chapel Road including roads, parking and open space
Attachments: 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; 6.jpg; 7.jpg; 8.jpg; 9.jpg; 10.jpg
Categories: Comments Received

To the Planning Officer, Planning Department, Horsham District Council, Parkside, Chart Way, Horsham, RH12 1RL

Application: DC/26/0933 Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.

Objection submitted [REDACTED].

Commentator Type: Member of the Public.

Address:

Shyngells,
Sandhills Road,
Barns Green,
Horsham,
West Sussex,
RH13 0PU

[REDACTED]

9th September, 2026.

I **object** to this application for the following reasons:

1. Highway, Safety, Traffic & Parking

Development of this planning application would make a significant increase in traffic volume with associated effects on safety in a very rural village with narrow lanes and lots of pedestrian movements.

The development proposes a new access onto Chapel Road for the exclusive use of the 31 new houses. The access is planned to be directly opposite the existing pub that is well used and has considerable traffic movements (in and out) of Chapel Road. It will cause congestion and increased risk of accidents:

- Made worse by street parking outside the village shop and pub, both vital assets to the village community.

- A prolonged building period of a year or more will add extensively to the traffic pressure in the village.
- This is all proposed at a significant pinch point, with blind spots.
- Probably the most logically worse location in the whole village.

There are inadequate bus services for the village as it stands already. This means that the only realistic choice for the majority of people leaving and returning home daily is by car. The increase in cars will contribute to the burden on highway maintenance, traffic volume and emissions.

2. Infrastructure & Services

This will increase in demand on services that are already strained and failing. The Barns Green sewage works capacity was already exceeded for the existing community, even before the most recent addition to the Parish – Sumners Fields.

The discharge of raw sewage as an overflow due to volume is a matter of serious public health and environmental concern. It exists today. Therefore, it would only be made worse by adding the load from a 31 house development.

Plans have been announced to use the Barns Green Sewage Treatment Works for transfer of output from the growing Southwater developments. There are moves to shut down capacity in the Itchingfield works. Under plans disclosed, output from both would be diverted to the Barns Green Works.

Southern Water have openly stated that they cannot confirm capacity, and have given numerous conflicting and erroneous statements. Their performance does not support more development, and recent legal proceedings raise questions about confidence in them as a competent service provider.

Overflow from Barns Green Sewage Treatment Works is already routinely polluting the Adur.

Local electrical supply infrastructure is proven to be inadequate, housing in recently-built Sumners Fields Having had to run on temporary generators for months

3. Flooding.

There is an Increased in risk of flooding as a result of run-off from the development. The increase in building coverage will make worse the tendency for water to shed down towards Chapel Road, where the village shop is already prone to flooding during wet periods.

In January, 2026, serious flooding has occurred in and around the proposed development site – A series of ten photos are attached to this objection via e-mail showing significant flooding. Flood water recently entered buildings including the village shop (which is opposite the site) and extending as far as properties in Six Acres Close.

The development site field currently reduces flooding by holding water during periods of rainfall and slowing the runoff flow. Development will significantly hinder this natural ability. The developer's solution will not guarantee protection.

4. Planning Policy Conflict with Neighbourhood Plan.

The site is deemed undevelopable under both the current (made) Horsham District Planning Framework and SHELAA, and the recently made Itchingfield Neighbourhood Plan. HDC endorsed the Itchingfield Neighbourhood Plan and stated that it 'carries full weight as part of the development plan for this part of the district'. A number of policy elements in these respective documents are relevant to this application

and support refusal. Moreover, public response to the site when it was proposed in the Call for Sites for the Neighbourhood Plan was overwhelmingly negative.

5. Planning Policy

The development would represent a disproportionate increase in the number of dwellings in the Parish, at a density which is out of alignment with neighbouring properties. The as-yet not made update to the HDC Local Plan allocates 25 homes to this site, whereas the Application is proposing 31 - a 24% increase.

Addition of this housing estate to the historic core of the Parish is a dramatic change, and would also follow closely after 2 most recent and significant developments in Barns Green.

The proposed affordable housing is 72% 1 and 2-bedroom units. The Housing Register shows 61% of demand is for 3-4 bedroom family homes. There is no agreed provider to finance and manage the homes. This is relevant because there is recent local precedent for developers being unable to deliver on Application-stage commitment of affordable housing as proposed, due to withdrawal from agreements. It throws the prospect of fulfilment of affordable housing commitment in this Application into stark question.

Sumners Fields, recent & nearby, has many unsold properties. The 'need' determined by the Standard Method is devolving to wasteful, destructive, pointless & unwanted development in rural communities. Barns Green is one such case which faces this prospect.

Outside Built-Up Area Boundary Conflicts with Countryside Policy The proposed development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside'. This contravenes Policy 26 in the made HDC Local Plan.

Loss of Countryside The Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as 'important small pastoral fields'. Building here will destroy the current Rural Amenity bestowed by the field with grazing animals adjacent to historic buildings.

6. Damage to Listed Buildings and Conflict with Historic Character and Inappropriate Housing Design.

The Grade II listed building [REDACTED] which is close to the boundary of the proposed development has no foundations and is at serious structural damage risk both during construction and as a result of this development. Foundation design mooted will include a piling element, which will propagate vibrations through the ground, with the potential to damage or destabilise the footings [REDACTED].

The proposed development, pedestrian and urban in design, will be dissonant [REDACTED] and other Listed Buildings in the vicinity, [REDACTED] the Queen's Head Public House, among others, and degrade the overall historic village aspect.

7. Climate, Sustainability & Natural Environment Harm to Hedgerows Habitat Loss and More Flooding Risk

The development is reliant on removal of the hedgerow which runs along the edge of the site area at the proposed exit onto Chapel Road. This is wanton destruction of our already-diminishing wild habitat. Aside from the flora and fauna which are present in an established hedge, being a refuge for wildlife, the hedge acts as a buffer, holding soil on the land, so that it does not enter water courses, reducing surface runoff.

The location of the site access already has photographic evidence of flooding. Massive reduction of exposed soil, and a road access at this point will exacerbate the issue.

The hedge also contributes to the overall rural character of the village.





















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