

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 14:30:47 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 02/02/2026 2:30 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: 48 The Hordens, Barns Green, Horsham

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
Comments:	I strongly object to the above development on the proposed site for the following reasons: -

Design:

The "steeply roofed" design of the proposed dwellings are out of keeping with the local vernacular and are overbearing.

Highway Access and Parking:

The proposed access road joins Chapel Road opposite the access road to the currently under construction, development DC/19/2052 and 3; DSC/21/0027. Demolition of existing shop, building of new shop and flat above and the construction of a detached dwelling to the rear of Herons Reach. This will cause considerable conflict and potential hazard as sight lines will be compromised by customer parking, and HGV delivery vehicles. Additionally the parking provision for the bulk of the proposed 68 dwellings shows parking in tandem for two or even three cars. This is, from personal experience, very unsatisfactory and impractical in practice. This will lead to residents and visitors parking on the deliberately narrow site roads, preventing delivery vehicles as well as service and emergency vehicles accessing properties. Leading to residents parking in Chapel Road and The Hordens. A better place for the site access road to enter Chapel Road would be opposite the entrance to The Hordens, a mini roundabout should be installed offset into the proposed site so that the north bound traffic would leave it in line with the widened Chapel Road. This would have the beneficial effect of routing the inevitable runoff water almost directly into the Parsons Brook.

Loss of general amenity:

There is a public bridle way running to the west of the site which affords excellent views into the village which is shown very photogenically in a rural setting. This aspect of the village will be lost. The developers say that their development is on the edge of the village. It is not, it is on the edge of the built up area of Barns Green but is centrally placed within the village and will be an overbearing effect on the central village area with its listed Pub, The Queens Head, Village shop, Post office and listed buildings, Bennets, Herons Reach, Blacksmiths Cottage. The street lighting within the development must be designed and installed to minimise light pollution and glare into the existing properties on the east side of Chapel Road.

Other: The development of this site will cause additional and quicker run off for pluvial surface water and despite steps proposed by the developer the run off will find its easiest path via the access road, across Chapel Road into Herons Reach and to the new dwelling and then into the first house in Six Acres and down Six Acres, across The Hordens and into numbers 43 and 45 The Hordens before running into The Parsons Brook. This not theoretical; I have witnessed this flooding on three occasions since moving into Barns Green some 28 years ago. There is currently insufficient capacity in the local electrical sub station to supply the currently under construction Sumners Fields Development which still relies on generator power for the few

houses occupied at this time. There is also severe lack of capacity for processing foul and surface water in Southern Water's Barns Green water treatment plant in Emms Lane. leading to frequent spillages of effluent into local fields and into the Parsons Brook which is part of the headwaters for the River Adur. The River Adur has a poor water quality assessment which has been so for some years. Of even greater concern is the fact that The HDC Habitats Regulation Assessment for the Itchingfield Neighbourhood Plan of December 2020 only refers to the water extraction and effluent into the River Arun. This is only relevant to the North of the parish covering, Itchingfield, Bashurst Hill and Wellcross Grange. The Southern and greatest area of population sends its effluent ultimately into the River Adur, so before any development can be considered, a new Habitats Regulation Assessment needs to be undertaken by HDC.

Overdevelopment:

Currently there is an approved site for the building of about 20 dwellings on the site of the old Itchingfield School. Approved in the Itchingfield Neighbourhood Plan. The site is owned by The Diocese of Chichester who offered the site but have taken no measures that I am aware of to further its development. This site should be developed before any more sites are considered in the parish.

Kind regards

Telephone:

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