

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 February 2026 14:43:23 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 2:43 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

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Customer Details

Address:	The Grange Marlands Park Barns Green
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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 - Other - Overdevelopment
Comments:	Mirroring concerns raised by fellow residents, we wish to object to this application. We have seen the cumulative strain recent development has placed on Barns Green, especially traffic. The

proposal conflicts with adopted policy, lacks critical evidence, and would result in unacceptable environmental and infrastructure impacts.

1. Determination is Premature

Southern Water will not complete network modelling until 3 February. Given the village's documented sewage issues, the application should not be determined without this assessment.

2. Conflict with the Neighbourhood Plan

The Neighbourhood Plan allocates housing sites following extensive consultation; this site was deliberately excluded. Under NPPF paragraph 14, recent neighbourhood plans with allocations carry significant weight. The proposal conflicts with this policy framework.

3. Conflict with the Local Plan

The applicant acknowledges the development conflicts with HDPF policies 2, 3, 4 and 26. The tilted balance does not apply where constraints relating to habitats, ancient woodland or flood risk are engaged, all of which are relevant here.

4. Water Neutrality

The scheme relies on the Sussex North Water Certification Scheme, yet SNWCS excludes housing outside settlement boundaries on unallocated sites. With the draft Local Plan withdrawn and no allocation in the Neighbourhood Plan, eligibility is questionable. Without certification, water neutrality fails.

5. Sewage Capacity

The network has a serious history of overflow events. Connecting 68 homes to an already constrained 175mm sewer, without factoring in recent or planned housing nearby, is unjustifiable. Southern Water has not confirmed capacity.

6. Electricity Network

All homes would use Air Source Heat Pumps, yet the applicant provides no evidence of engagement with UK Power Networks. Local supply issues already require backup generators at Sumners Fields. Adding further electrical load without assessment is unacceptable.

7. Transport and Cumulative Impact

The Transport Statement relies on unrealistic assumptions about reduced car use despite extremely limited public transport. The development will be accessed via Chapel Road that is already congested. It also fails to assess cumulative impacts alongside other recent and planned development, contrary to NPPF requirements.

8. Ancient Woodland Impact

The site borders Ancient Semi Natural Woodland. The proposed 15m buffer is inadequate, particularly with recorded dormice and increased recreational pressure.

9. Cumulative Development

With 32 recent homes and 50+ more allocated through the Neighbourhood Plan, this proposal would significantly increase the size of the village, resulting in unacceptable cumulative impact.

10. Landscape, Heritage and Character

The site forms an important green buffer identified in the Neighbourhood Plan's Landscape Character Assessment. Development would remove this gap, harm the setting of listed buildings, and undermine valued community uses of the field.

11. Overdevelopment

The withdrawn draft Local Plan identified capacity for 50 homes. The proposed 68 constitutes overdevelopment.

Kind regards

Telephone:

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**Horsham
District
Council**

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