

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 February 2026 00:33:03 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 03/02/2026 12:33 AM.

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: 26 Finians Field Barns Green Horsham

Comments Details

Commenter: Neighbour
Type:

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: Flooding in recent years in the vicinity of Chapel Road has been mostly as the result of water coming down Sandhills Road, but Smugglers Lane is also subject to field run-off as can clearly be seen by erosion and waterlogging both on the path itself and in the field, and that water also adds to the now regular occurrences of excessive surface water in Chapel Road.

Unresolved drainage issues that continue to fail to deal with this problem will be exacerbated by the removal of flora, including hedgerows, trees, grass etc. to facilitate the building of these unwanted houses.

Chapel Road residents and the village as a whole do not want irresponsible building of houses in a place where the existing ecosystem is just about able to provide protection against this threat.

Knowingly adding traffic and road users to a village that is already subject to congestion, especially at school drop-off and collection times, has issues with parking, especially in the nearby road The Hordens, and has deeply inadequate public transport, meaning any incomers to the village will be heavily dependent on car ownership, would be a gross misdeed by the council planning officials.

Official council agreed figures that help calculate how many parking spaces are recommended for new housing developments were issued in 2020 and allow for a degree of mitigation for rural communities, so I feel it is fair to say modern families living in Barns Green will require nigh on 1 car per adult.

Figures available for the proposed breakdown of the sizes of the dwellings points at 191 bedrooms across 68 properties, but knowing how many parents have adult children living with them these days, it points to parking provision of 154 allocated spaces + 19 others being inadequate and this could lead to conflict within the new development and overspill cars being parked to the inconvenience of other existing residents, especially to the detriment of the shop and the pub.

Foul water and sewerage treatment in the village is already inadequate for the existing population and our local MP, John Milne has added his weight to the argument that effluent from the new development could not be supported without major upgrades to the treatment works.

Major upgrades to the power supply infrastructure in Barns Green would also be a prerequisite to any more housebuilding in the area, as can clearly be seen by the wholly unacceptable situation that the Sumners Fields development relies on generators because it can't connect to the grid.

Infrastructure concerns are not limited to sewerage and electricity; water and gas utilities are also under strain as it is.

Local planning consultation in the past led to a Neighbourhood Plan that had identified many reasons why further building was both unsustainable and unfair to the village, given we have already suffered the imposition of two developments in the 17 years have lived here.

Loss of more green space and the overpopulation of Barns Green, when affordable housing in locations preferred in that plan, including the redevelopment of brownfield sites, is contrary to the findings of SHELAA.

Every indication is that building houses in the Land North of Little Slaughterford would be damaging and unpopular.

Removal of ancient hedgerows and stress to ancient woodland is an affront to nature, causing disturbance to vital habitats for wildlife and reducing biodiversity.

Harm to bats, dormice and other species must not just be seen as collateral damage in

the pursuit of unnecessary building.

Other sites are available for development that have a far lower impact on the environment and on people's wellbeing.

Many inaccuracies have been found in the documents provided in support of this application, including Site Boundary Materials Layout 24088-P104, REV A which not only erroneously implies there is a 2.0m high brick wall to be built around the perimeter of the site, but is misnamed in the Documents for reference DC/25/2057 page (https://iawpa.horsham.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DH&FOLDER1_REF=DC/25/2057) where it is called Site Boundary Materials Layout 24088-P04, REV A.

Errors in drawings and plans point to low attention to detail, and for every error that is found, there are bound to be more that have not been seen.

Summary: I object to this proposed development in numerous ways relating to Highway, Safety, Traffic & Parking; Infrastructure & Services; Climate, Sustainability & Natural Environment; Planning Policy; and the way it will be noisy, disruptive, potentially dangerous, and inconvenient.

Kind regards

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