

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 17:58:10 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 01/02/2026 5:58 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:	3 Smugglers Way Barns Green
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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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

Planning Application DC/25/2057 - Land North of Little Slaughterford, Chapel Road, Barns Green

I am writing to object to the above planning application. My objection is based solely on material planning considerations, consistent with Horsham District Council's published guidance on commenting on planning applications.

1. Planning Policy and Plan-Led Development

The application site is not one of the development sites identified in the Itchingfield Neighbourhood Plan. The Neighbourhood Plan was subject to public consultation and examination, and its site selection process identified only a limited number of locations considered appropriate for development within the parish. This application therefore represents speculative development on a site that was not selected through that process and does not align with the plan-led approach.

The site also lies outside the Built-Up Area Boundary and is defined as countryside. Development in such locations should be strictly controlled, and the proposal would result in the loss and urbanisation of a rural greenfield site.

2. Scale, Density, and Village Character

The proposed development would represent a substantial increase in housing at this location, at a density and scale that would materially alter the character of the area. The resulting form of development would be urban in nature and would conflict with the established rural character of Barns Green and the surrounding countryside.

Concerns have also been raised regarding the height, massing, and density of the proposed dwellings, which would be imposing in their context and out of alignment with neighbouring properties.

3. Infrastructure Capacity and Services

There are serious concerns regarding the adequacy of local infrastructure to support a development of this scale. Existing services, including electricity supply, drainage, and sewage treatment, are already under strain. It is noted that a generator has been required to supply nearby recent development, which raises questions about the capacity and resilience of existing electricity infrastructure.

Concerns have also been raised regarding sewage treatment capacity and the risk of increased discharges to local watercourses. Any increase in foul drainage demand should be fully justified and demonstrated to be acceptable before permission is granted.

4. Flooding and Surface Water Management

The area already experiences significant issues with surface water flooding, particularly affecting Chapel Road. The development would increase hard surfaces and runoff, which risks exacerbating existing flooding problems unless robust and demonstrably effective mitigation is secured.

5. Highway Safety, Traffic, and Parking

The development would generate a significant increase in traffic movements, including the creation of a new access onto Chapel Road. This raises concerns regarding highway safety, congestion, and cumulative traffic impacts.

In particular, increased traffic and parking pressures adjacent to the village shop and public house would adversely affect highway safety and the operation of these important local facilities.

6. Public Transport and Sustainability

Public transport provision within the village is limited. As a result, residents are likely to be highly car-dependent, leading to increased traffic volumes and emissions. This raises concerns regarding the sustainability of the proposal and its alignment with climate and transport objectives.

7. Environmental Impact and Loss of Habitat

The proposal would result in the loss of countryside and habitat, including the removal of established ancient hedgerows that provide wildlife habitat, contribute to landscape character, and assist with water retention. Concerns have also been raised regarding impacts on ancient woodland and other ecological assets.

8. Loss of Village Amenity

The site is currently used for activities that contribute to village life, including community and charity events. Its loss would represent a reduction in village amenity and rural enjoyment. The presence of grazing animals and open pastoral land adjacent to historic buildings contributes to local character, which would be diminished by the proposed development.

Conclusion

For the reasons set out above, the proposed development raises serious concerns in relation to planning policy, infrastructure capacity, flooding risk, highway safety, environmental impact, village character, and sustainability. In light of these material

considerations, I respectfully request that planning permission for application DC/25/2057 be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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