
From: Planning@horsham.gov.uk
Sent: 01 February 2026 18:08
To: Planning
Subject: Comments for Planning Application DC/25/2057

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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 6:07 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:	Valewood Valewood Lane 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 - Other - Overdevelopment - Trees and Landscaping
Comments:	Dear Sir or Madam, I write to formally object to the above planning application. Living in Barns Green, I have seen first-hand the increasing strain on village infrastructure and services. This proposal would result in serious and unacceptable harm that cannot be adequately mitigated. 1. SEWAGE INFRASTRUCTURE - ALREADY AT BREAKING POINT The sewage system serving Barns Green is already failing. Residents regularly experience

odour issues and overflow warnings, which are reflected in official data showing 43 overflow events in 2022, totalling 411 hours of raw sewage discharge.

Southern Water's consultation response raises serious concern. Residents have discovered that their capacity assessment was based on a manhole in Stoke D'Abernon, Surrey, within Thames Water's catchment, not West Sussex. As a result, there is no valid sewage capacity assessment for this site.

Southern Water's own figures indicate treatment capacity for approximately 1,400 people, while the estimated population already served is around 1,390, before accounting for an additional 156+ residents from this development.

This presents an unacceptable risk to public health and to watercourses flowing towards the Knepp rewilding estate.

2. FLOOD RISK AND LOSS OF NATURAL DRAINAGE

Flooding has already affected the village shop and properties in Six Acres Close. The proposed development site currently absorbs rainfall and slows surface water runoff.

Replacing permeable land with roofs, roads, and driveways will inevitably increase runoff and flood risk. This conflicts with sustainable drainage principles and places existing properties at greater risk.

3. IMPACT ON ANCIENT WOODLAND AND PROTECTED SPECIES

The western boundary of the site directly adjoins ancient woodland, an irreplaceable habitat.

The proposal to route a footpath through the woodland buffer zone is contrary to Natural England guidance, which states that buffer zones should consist of semi-natural habitat such as woodland, scrub, or grassland. A surfaced footpath used daily by residents constitutes development within the buffer and should not be permitted.

The developer's own ecological surveys confirm the presence of dormice, a protected species. Increased disturbance from people, dogs, and lighting along the woodland edge will cause long-term harm to their habitat.

4. ELECTRICITY SUPPLY CONSTRAINTS

I understand that the nearby Sumners Fields development requires a backup diesel generator due to local electricity grid limitations.

If 32 homes have exceeded the capacity of the local grid, it is not credible that a further 68 all-electric homes can be accommodated. The application includes no consultation response from UK Power Networks, representing a significant and unresolved omission.

5. HIGHWAY SAFETY AND UNSUSTAINABLE TRANSPORT ASSUMPTIONS

The junction near the village pub and shop is already difficult to navigate, with limited parking and frequent congestion from delivery vehicles.

The Transport Assessment assumes residents will rely on buses, which is wholly unrealistic. Barns Green has only two buses on Wednesdays, with no evening or weekend services. This is not a sustainable transport network.

Each household will require at least one car, many two, resulting in 100+ additional vehicles using Chapel Road daily.

6. THREAT TO VITAL COMMUNITY ASSETS

The Queen's Head pub and the village shop are essential community facilities. Both rely on passing trade and limited on-street parking.

The proposed road layout would reduce parking availability and introduce traffic restrictions that threaten their viability. The owners have made clear that loss of parking would place their businesses at serious risk.

Loss of these facilities would leave elderly and non-driving residents isolated and would fundamentally damage village life.

7. FAILURE TO MEET LOCAL HOUSING NEED

Horsham District Council's own Housing Officers state that they cannot support this site, identifying significant issues including:

An inappropriate housing mix, with 76% of affordable homes being 2-bedroom, despite 61% of identified local need being for 3-4 bedroom homes

Uncertainty over whether a Registered Provider would accept the affordable housing

A risk that the developer would seek a commuted sum rather than deliver on-site affordable homes

If the development does not meet local housing needs, it cannot justify the harm it would cause.

8. CONFLICT WITH THE MADE NEIGHBOURHOOD PLAN

The Barns Green Neighbourhood Plan was developed over several years through extensive community engagement and was approved by referendum in September 2025, then formally made in October 2025.

This site was explicitly considered and rejected. The community instead identified alternative, more sustainable locations for development.

The Neighbourhood Plan forms part of the statutory development plan and must be afforded significant weight. Approval of this application would undermine the neighbourhood planning process and contradict national policy.

9. OVERDEVELOPMENT OF A RURAL VILLAGE

When previously discussed, this site was considered at around 50 dwellings. The current proposal for 68 dwellings represents a 36% increase, resulting in a density more appropriate to an urban setting.

Barns Green has already accommodated development at Sumners Fields, with further sites allocated through the Neighbourhood Plan. This proposal represents cumulative overdevelopment.

CONCLUSION

I am not opposed to development in principle. Our community has accepted growth through the Neighbourhood Plan and identified appropriate sites. This proposal is not one of them.

This application should be refused due to its conflict with planning policy, failure of infrastructure capacity, environmental harm, threat to community assets, and clear opposition from both residents and the Council's own officers.

I urge the Planning Committee to refuse this application.

[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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