
From: Planning@horsham.gov.uk
Sent: 01 February 2026 18:12
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 6:12 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 am writing to formally object to the above planning application. ██████████ have lived in Barns Green for almost 17 years. During this time, I have seen village infrastructure placed under increasing pressure. This proposal would cause significant harm that cannot be justified or adequately mitigated. Conflict with the Neighbourhood Plan

The Barns Green Neighbourhood Plan was developed over several years, approved by referendum in September 2025, and formally made in October 2025. This site was specifically considered and rejected. The Plan forms part of the statutory development plan and must be given significant weight. Approving this application would directly undermine the neighbourhood planning process and the principle of community-led development.

Overdevelopment and inappropriate scale

The draft HDC Local Plan discussed this site at approximately 50 dwellings. The proposal for 68 homes represents a 36% increase and results in a density and built form that is entirely out of character with a rural village. The scale, height, and massing are more urban in nature and conflict with both the Neighbourhood Plan and local character policies.

Failure to meet local housing need

The Council's own Housing Officers (consultation response dated 15 January 2026) state that they cannot support this application. They identify a serious mismatch in housing mix, with 76% of affordable homes being 2-bed units, despite the greatest need locally being for 3-4 bedroom family homes. They also raise concerns that the affordable housing may not be deliverable at all. If the scheme does not meet local housing need, it cannot justify the harm it would cause.

Sewage infrastructure already at capacity

The sewage system serving Barns Green is already failing, with 43 recorded overflow events in 2022 alone. Southern Water's response is unreliable, having assessed a manhole in Stoke D'Abernon, Surrey, rather than the correct catchment. Their own figures show the treatment works is already operating at or near full capacity. There is no credible evidence that the existing system can accommodate this development.

Harm to ancient woodland and hedgerows

The site directly adjoins ancient woodland (ANCWOO122269), which is protected under NPPF paragraph 186(c). The proposed 15-metre buffer is inadequate given the presence of protected species, including dormice, and the increased recreational pressure from over 150 new residents. The proposed surfaced footpath within the buffer zone is contrary to Natural England guidance and would lead to long-term deterioration of this irreplaceable habitat. The removal of the ancient hedgerow at the front of the site would further damage biodiversity and increase flood risk.

Highway impact and unsustainable transport assumptions

Chapel Road already suffers from congestion and limited parking serving the village shop and pub. The proposal would worsen this and reduce on-street parking critical to their survival. The Transport Statement relies on unrealistic assumptions about bus use in a village with extremely limited services and no evening or weekend provision. The development would be entirely car-dependent and would significantly increase traffic.

Loss of village amenity and community assets

The site has long functioned as an important community space, hosting events that raise substantial funds for local charities. Its loss would damage village life. In addition, the viability of the village shop and pub-both essential services, particularly for older residents-is directly threatened by the proposed road layout and parking loss.

Other infrastructure constraints

The local electricity network is already constrained, with nearby developments requiring backup generation. No consultation response from UK Power Networks is provided. Flooding has also affected nearby properties, and the loss of this permeable field will worsen surface water runoff.

Conclusion

I am not opposed to development in principle. Barns Green has accepted growth through the Neighbourhood Plan and identified appropriate sites. This proposal conflicts with that Plan, fails to address local housing need, overwhelms existing infrastructure, harms protected habitats, and threatens the sustainability of the village.

For these reasons, I urge the Planning Committee to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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