

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 19:57:07 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 7:57 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

I am writing to object to the above Planning Application on the points listed below:

Sense of Community and Loss of Village Life

The proposed site currently provides an important contribution to Barns Green village life through its use for community and charity events, and its loss would result in a clear reduction in village amenity and rural enjoyment. The presence of open pastoral land, grazing animals, and its relationship with nearby historic buildings makes a positive contribution to the character and appearance of the village. The proposed development would erode these qualities and cause harm to the local character of the area.

Infrastructure Strain - Capacity and Services

The proposal raises serious concerns regarding the capacity of existing infrastructure to support a development of this size. Evidence that a generator has been required to serve nearby development indicates that electricity, drainage, and sewage networks are already under strain. In the absence of clear evidence demonstrating sufficient capacity, the proposal should be considered unsustainable.

Increased traffic and no sustainable travel option

Document Ref: i-Transport Ref: NM/HC/GV/ITL200844-003A

There is likely to be increase in traffic passing through the village due to the lack of a regular bus service. Due to the location of the proposed site, all traffic will need to pass through the central part of the village.

The i-document supplied as part of this consultation process notes on page 11, paragraph 3.1.2 that "...all amenities are within walking distance of the proposed site..." Table 3.1 provides timings to walk from the site to the amenities within Barns Green village.

On page 14 the document states 12 cars are able to park outside the village shop. (paragraph 3.6.2 - page 14). Cars often drive at speed currently through Chapel Road. Car parking on the road obscures the view of pedestrians crossing between parked cars. The proposed access to the additional housing will increase traffic through necessity.

The document notes that '...there are opportunities to travel to local centres on weekdays...' (paragraph 3.5.2, page 13). This is correct, but the regularity of available bus services is not adequate to provide a reliable service: Tuesdays and Thursdays there are only 4 buses each way per day, Wednesday there is only one bus each way per day, Monday and Friday there are only two buses each way per day. Many of these buses depart Barns Green at 7 am which is not useful for a lot of services opening in the neighbouring towns at 9 am, re-enforcing the requirement for each household to have at least one car which will need to be driven from the proposed site through the village to be able to utilise the amenities in the neighbouring towns as detailed in the above Report.

For families with secondary school age children (there is no school within the village that serves this age group), there is a school bus service (if you are eligible for a bus pass granted by WSCC), but should a student miss their afternoon bus, there are no direct bus services from Horsham to Barns Green. Tanbridge House School regularly close early for parents evening preparation and it is necessary for Barns Green students to have to wait for an hour for their school bus to arrive on these days - there is no alternative public transport arrangement. Train is not an option as there is no bus from Christs Hospital to Barns Green. The likely outcome of the additional housing site is an increase in traffic due to lack of access to a regular bus route serving the village, resulting in additional car use.

Surface Floodwater risk

Ref: Barns Green, Horsham Flood Risk Assessment and Surface Water Drainage Statement.

This week, with the last couple of weeks of heavy, persistent rainfall, we have seen flooding next to the site of the proposed build.

Building of additional houses in the immediate vicinity of flooding is likely to increase occurrences of surface water flooding outside the village shop, which although not officially recorded, happens on a regular basis during periods of heavy rainfall (page 19 - 5.4.12 confirms this "...Although there are no recorded flooding incidents in Barns Green, anecdotal evidence presented at the Parish Council meeting on 08 August 2025 from local residents suggests that flooding to existing properties along Chapel Road, notably the Post Office, after periods of intense or prolonged rainfall is an ongoing concern...")

Page 18 (paragraph 5.4.6) reinforces that "...The Environment Agency mapping indicates that the risk of flooding from surface water, for the present-day scenario, at the Site is 'High'..."

Paragraph 5.4.9 (page 19) also confirms that "...The EA mapping indicates that the risk of flooding from surface water, for the future-day scenario, at the Site is 'High'..."

The building of these additional houses on the proposed site is likely to add further pressure to an already sensitive ecological system.

Loss of Rural Character (environment)

The proposed development, by reason of its scale, density, and massing, would cause material harm to the rural character and appearance of Barns Green applying urban characteristics in a village setting. This urban form of development would be visually intrusive and would fail to respect the scale and form of neighbouring properties, resulting in a jarring scheme that does not respond positively to its local context and conflicts with the principles of good design set out in planning policy.

Environmental Impact and Loss of Habitat

The proposal would result in the loss of countryside and

established habitat, including the removal of mature hedgerows that significantly contribute to biodiversity, landscape character, and natural surface water management. Such features provide important ecological value, and their loss would have an adverse impact on local wildlife. In addition, concerns remain regarding potential impacts on nearby ancient woodland and other sensitive ecological assets.

On these grounds please take this as my confirmation that I object to this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton