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**From:** Planning@horsham.gov.uk  
**Sent:** 01 February 2026 22:35  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/2057

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**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 10:34 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: | Queens Head Chapel Road Horsham |
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### Comments Details

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|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Reasons for comment: | - Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Comments:            | <p>Dear Planning Officer,</p> <p>I'm writing as a resident who cares deeply about Barns Green to object to DC/25/2057.</p> <p>Let me be clear: I'm not anti-housing. What I object to is a proposal that feels like it is being pushed onto the village, with key risks brushed aside and left for residents to live with once the developer has moved on. This is not "minor change." It is a step-change in scale, traffic, and infrastructure pressure - and it is being presented as if the local consequences are someone else's problem.</p> <p>First, the process is already undermining confidence. At the Itchingfield Parish Council meeting on 26 January 2026, it was minuted that a district councillor could not answer key questions</p> |

because the application file had been misplaced, and that determination should be postponed until the documents are located. That is not a small administrative hiccup - it goes to the heart of whether this application is being handled with the seriousness it deserves. A decision of this size needs full transparency and full evidence, not gaps, missing papers, and "we'll come back to it later."

Second, the drainage evidence raises serious doubts - and the contradictions are in the applicant's own documents. The Flood Risk and Surface Water Drainage Assessment states that infiltration to discharge surface water runoff will not be feasible because of the Weald Clay geology. Yet the same strategy then leans on unlined features: permeable paving that will not be lined unless perched water is discovered during construction, and an unlined detention basin.

Those positions do not sit comfortably together. If infiltration is "not feasible," the default should not be to install unlined systems and hope ground conditions behave - especially in a village where saturated soils and winter flooding are a lived reality, not a theoretical risk. This reads like a strategy that relies on discovery after permission is granted, when residents have no meaningful leverage left.

There is also a basic clarity problem around where water actually goes. The drainage assessment describes the catchment as Muntham Gill flowing into Parsons Brook within the Adur West water body catchment. So if other supporting documentation is framed around the River Arun, that is not a harmless naming mix-up - it risks the wrong assumptions, the wrong baseline, and the wrong conclusions. Barns Green should not be expected to accept technical reassurance that does not even anchor itself to the correct receiving system.

Third, the scale is not in keeping - and it matters. Residents were told the smallest house on the site would be 2.5 metres taller than any other in the village. That is not "sympathetic design." That is a dominant new built form that will change views, skyline, and the setting of nearby listed buildings. Once that character is damaged, it is permanent. You cannot condition your way back to the village we have now.

Fourth, the transport assumptions feel detached from reality. Allowing 1.7 cars per household in a rural village where public transport is not a realistic option for many people is simply not credible. The overflow will not vanish - it will land on verges and roads, harm safety, restrict access, and change day-to-day life for everyone nearby.

Finally, this development risks real harm to the village's social heart. Years of heavy construction next to The Queen's Head - a community anchor - is not a neutral impact. Pubs are closing at an alarming rate, and this proposal asks us to accept prolonged disruption right next to a business that helps hold village life together. If it goes, Barns Green loses something no planning conditions can replace.

For all these reasons, I ask Horsham District Council to refuse DC/25/2057 - or at the very least pause determination until:

- the full application file is available and scrutiny can be properly carried out;
- the drainage strategy is internally consistent, particularly on infiltration feasibility versus unlined systems;
- and the receiving catchment and downstream impacts are assessed clearly and correctly.

Barns Green has already engaged responsibly with planning. What residents are asking for now is simple: do not wave through a risky, outsized development on the basis of documents that do not add up and assumptions that do not match real life.

Yours faithfully,



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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



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