

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 February 2026 18:26:51 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 06/02/2026 6:26 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: 1, Six Acres Close Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	I am writing to register my objection to the proposed development of 68 new houses in Barns Green which does not accord with the neighbourhood plan.

1. Flood Risk and Surface Water (Pluvial) Flooding

Barns Green is located within a natural dip in the surrounding landscape. Rainfall and surface water from nearby agricultural land naturally flows down into the village, creating well-documented surface water flood events.

Evidence includes:

The village shop has been flooded on multiple occasions.
My property has experienced repeated garden flooding, with water reaching levels sufficient to cause damage to my home.
During heavy rainfall, drainage capacity is exceeded and water naturally pools in lower-lying areas of the village.

The proposed development will significantly increase impermeable surfaces such as roofs, roads, and driveways, reducing ground infiltration and increasing run-off. This directly conflicts with NPPF which clearly states that development must not increase flood risk elsewhere.

No drainage strategy can fully replicate the water-absorbing function of open land that currently acts as a natural attenuation zone.

The application does not adequately demonstrate:
How surface water will be intercepted before entering the village
How flood risk will be mitigated for existing residents, rather than simply within the boundary of the new site
That climate-change rainfall scenarios have been realistically modelled

Given the village's existing flooding problems, a development of this scale poses a severe and unacceptable risk.

2. Harm to Village Character and Historic Setting

The site sits on the edge of the village, directly opposite a row of historic properties that currently mark a clear transition from open countryside to settlement. These properties define the rural character of Barns Green and form an important part of its visual identity.

By introducing a dense modern housing estate opposite them:
The historic cottages will be visually and spatially absorbed into the "middle" of the settlement.
The rural edge of the village will be eroded and replaced with an urbanised expansion inconsistent with the existing settlement pattern.
The development will undermine the sense of place that NPPF emphasises as essential to good design.

Given the two recent developments on the outskirts of the village,

this scale of development is not proportionate to the size and character of the village. NPPF requires that great weight be given to the conservation of heritage assets, including their setting. The harm identified has not been justified or outweighed by public benefits.

3. Inadequate Local Infrastructure Capacity

Barns Green already experiences severe infrastructure pressures:
Highways & Traffic Safety

The roads into and out of the village are narrow and not designed for high traffic volumes.

Parking outside the village shop and pub is frequently congested, causing obstructions and limiting visibility.

School buses operate in this same constrained area, creating dangerous conditions for children, parents, and pedestrians at peak times.

An additional 68 houses may bring 100-130 extra vehicles to the area, depending on occupancy. This level of intensification cannot be safely accommodated given the current highway layout and constraints.

Other Local Services

There is no evidence that local:

- School places
- Healthcare access
- Utilities and drainage
- Public transport

can sustainably support a population increase of this scale. NPPF stresses that healthy, well-functioning communities require adequate infrastructure-this proposal does not meet that test.

4. Conclusion

The proposed development fails to satisfy multiple core planning principles and policies. Specifically, it:

Increases flood risk to existing residents

Harms the historic and rural character of Barns Green

Overloads already stretched local infrastructure

Does not represent sustainable development, as required by the NPPF

For these reasons, I respectfully request that Horsham District Council refuse 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