

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 12:52:01 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 05/02/2026 12:52 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: 11 The Hordens Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	OBJECTION: Planning Application DC/25/2057 Land North of Little Slaughterford, Chapel Road. Barns Green, West Sussex

I strongly object to this proposed development on the following grounds:

1. Conflict with Itchingfield Neighbourhood Plan

Following a lengthy process of consultation within the community, the Neighbourhood Plan for the Parish was very recently approved by an overwhelming majority in a referendum on 04 Sep 2025 and Made on 08 Oct 2025. While provision for development of additional housing in the Parish is detailed in the Plan's Housing section primarily on two sites, the site of this application DC/25/2057 was considered through the rigorous call-for-sites and assessment process and rejected. This planning application therefore conflicts directly with the current neighbourhood plan.

2. Traffic, Safety and Parking

Public transport provision in Barns Green is extremely limited. Residents in the proposed development would need to use their cars daily to access their jobs and services, as do current Barns Green residents, putting over 100 more cars onto Chapel Road. This road is narrow and already very busy and congested especially during peak periods in the morning and evening, and the impact of increased traffic from the consented development at Sumners Fields currently can't be accurately assessed as less than 25% of the houses are occupied. Access to the proposed site from Chapel Road is opposite the village shop and post office where space for parking for customers and deliveries is essential and is in constant use during the day. Additional traffic and disruption especially during the proposed building works would significantly affect this. The shop is an extremely valuable amenity for the village, both for residents on foot and for those who stop at the shop while driving elsewhere and I oppose any change which could make its business less viable. The Queens Head pub would similarly be affected by increased road traffic and impact on parking.

3. Ancient Woodland and Impact of Removal of Hedgerow

The western boundary of the site adjoins ancient woodland, an irreplaceable habitat and as such is protected. Development in close proximity would require wholly exceptional justification which does not exist in this case. The proposed 15 metre buffer zone is the bare minimum and is here insufficient where sensitive species are present (dormice) and where increased recreational pressure is anticipated, especially as the plans are for a footpath routed through it to serve the 150+ new residents and their children and dogs.

The proposed removal of the old hedgerow along Chapel Road at the border of the site would result in the loss of biodiversity and

wildlife connectivity. It also acts as a barrier between the site and the road, reducing water runoff and absorbing air pollution, and contributes to the rural setting of this part of Barns Green.

4. Site and Character of the proposed development

Currently the site is a green pasture, outside the Built-Up Area Boundary of Barns Green. The proposed development of 68 houses would represent a substantial urban extension of the village which has already accommodated recent growth through the consented Sumners Fields development. The immediate surroundings have 5 listed buildings, and this proposed suburban-style development is disproportionate in size and style to this area of the village. It offers no additional amenities or benefits to the existing village community while substantially adversely affecting the rural character of this very visible area of the village and exacerbating already serious issues regarding surface water flooding and the treatment of and pollution by sewage.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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