

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 14:41:02 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 2:41 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: Batchelors Farm Emms Lane Barns Green, Horsham

Comments Details

Commenter Type:	Neighbour
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:

I wish to object to the above planning application.

My wife and I have lived in Barns Green for 45 years. Over that time we have seen the gradual increase in development within the village and the corresponding pressure placed on local infrastructure. Having reviewed the application documents, I consider that this proposal raises a number of fundamental planning and infrastructure concerns which have not been satisfactorily addressed.

Infrastructure capacity and timing of determination

Southern Water's consultation response dated 13 January 2026 confirms that further modelling of wastewater network capacity is required and will not be completed until early February. Given the known history of sewer flooding and overflow events in Barns Green, it would be inappropriate to determine this application before confirmation is provided that the existing network can accommodate the proposed development.

Development Plan and Neighbourhood Plan conflict

The Barns Green Neighbourhood Plan was approved by referendum in September 2025 and made in October 2025. It forms part of the statutory Development Plan. The application site was considered during preparation of the Plan and was not allocated for housing, while alternative sites were identified and accepted by the community.

The proposal therefore conflicts with the spatial strategy of the Neighbourhood Plan. Paragraph 14 of the National Planning Policy Framework makes clear that where a proposal conflicts with a recently made neighbourhood plan that allocates housing sites, permission should not normally be granted unless clear justification exists. No such justification has been demonstrated.

The applicant also accepts that the site lies outside the built-up area boundary and conflicts with Policies 2, 3, 4 and 26 of the Horsham District Planning Framework. Reliance on housing land supply arguments does not override these policy conflicts.

Water neutrality and environmental compliance

The site lies within the Sussex North Water Resource Zone, where development must demonstrate water neutrality to avoid adverse effects on the Arun Valley Special Area of Conservation. This is a legal requirement, not a matter of planning judgement. The application relies on eligibility for the Sussex North Water Certification Scheme. However, that scheme excludes housing development outside settlement boundaries on unallocated sites. With the draft Local Plan withdrawn and the site unallocated in the made Neighbourhood Plan, it is unclear how water neutrality can be achieved with the level of certainty required by law.

Wastewater capacity

Southern Water's own monitoring data shows that Barns Green experienced numerous sewage overflow events in 2022, indicating an existing lack of capacity. The proposal would connect 68 additional dwellings to a relatively small diameter sewer in Chapel Road without adequately accounting for recent development at Sumners Fields or further planned growth within the village. Capacity cannot reasonably be assumed.

Highways, access and cumulative impact

Chapel Road is constrained by narrow carriageway widths, on-street parking and pedestrian activity near the village shop, school and public house. Traffic movement already relies on low speeds and informal driver negotiation.

The proposed development would introduce a significant number of additional vehicle movements through a single access point. When considered cumulatively with recent and planned development, the residual impact on highway safety and network operation would be severe.

Other access points to the village are via Emms Lane and Trout Lane both prone to flooding as Parsons Brook passes under these two roads via two small culverts this is the outfall from Barns Green.

Emms Lane is constrained by a narrow carriage way at Parsons Brook bridge and the approach from both directions is obscured, two cars can pass with care but large trucks have to stay in the middle of the road to be safe, this bridge was not designed to carry heavy traffic.

Assumptions within the Transport Statement regarding reduced car use are not realistic given the very limited public transport provision in the village. A WSCC councillor has stated that there is also a number 9 daily bus service regularly serving the village this is not correct. No bus services at the weekend. A weekday bus service on average two a day to Horsham gets you there early in morning and back to Barns Green late afternoon.

To travel by train, one requires a bus to either Horsham or possibly Christs Hospital stations (limited service), If you have to go to hospital for a medical reason, it is either Redhill or Crawley the only reliable way is car, one cannot rely on public transport to be available and to get you there by the appointed time and bring discharged patients home certainly not at the weekends or after 1700hrs. These two hospitals carry out elective minor procedures at weekends for local people these people need access 7 days a week as well as for visiting patients 7days a week the only reliable transport is a car.

Road widening and loss of hedgerow

The proposals include removal of an established hedgerow approximately 200 years old within the village to enable a significantly wider access road. This would introduce an engineered, urban-style feature that would be visually out of keeping with the rural character of Barns Green. An established hedgerow can help reduce local flooding and also provides habitat for birds and other wildlife, including nesting and foraging opportunities. Its removal would result in unnecessary and permanent environmental harm.

Electricity capacity

All dwellings are proposed to use air source heat pumps, increasing demand on the local electricity network. No assessment of grid capacity has been provided, and no confirmation from UK Power Networks has been submitted. Given known constraints affecting the nearby Sumners Ponds development (there is not sufficient power available and generators have been installed to provide electricity to these new dwellings), this is a significant omission. Landscape, ancient woodland and village character

The site adjoins Ancient Semi-Natural Woodland, an irreplaceable habitat afforded the highest level of protection under national policy. The proposed buffer is minimal, and the introduction of public access through this area is inappropriate. The land also forms an important green gap between the village and the surrounding countryside, identified in the Neighbourhood Plan's Landscape Character Assessment. Development would erode this transition, harm the setting of nearby heritage assets and adversely affect the character of the village.

Conclusion

Taken together, the proposal conflicts with the Development Plan, relies on infrastructure that has not been demonstrated to be adequate, and fails to meet mandatory environmental requirements. These are fundamental constraints rather than matters capable of mitigation. For these reasons, the application should be refused.

Kind regards

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