

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 15:16:36 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 3:16 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: 2 Pathfield Cottages, Cross Lane Barns Green Horsham

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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

This is speculative housing development and is not an allocated site in the Neighbourhood Plan. Barns Green has already accepted growth through the Neighbourhood Plan process, identifying appropriate and sustainable locations. This site was not selected.

NPPF paragraph 186(c) states that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused unless there are wholly exceptional reasons.

There are no exceptional reasons in this case.

Inadequate Buffer Zone

The applicant proposes a 15m buffer - the minimum recommended in Standing Advice. However, the Advice clearly states that larger buffers are required where impacts extend beyond this distance.

A larger buffer is warranted because:

- Dormice (a European Protected Species) are confirmed present in connecting hedgerows.
 - 68 dwellings (approximately 150+ residents plus pets) will create significant recreational pressure.
 - The site lies on Weald Clay with known drainage issues, meaning hydrological impacts could extend into woodland soils.
 - A permanent public footpath is proposed through the buffer zone.
 - Documented sewage overflow events from Barns Green Treatment Works demonstrate existing infrastructure strain. In 2022 alone, 43 overflow events occurred, totalling 411 hours of discharge.
 - Southern Water's consultation response addresses only the immediate connection point and does not assess downstream capacity or the treatment works' ability to cope.
 - Granting permission without confirmed capacity upgrades risks worsening pollution incidents in local watercourses.
 - The applicant states there is "no evidence of flooding". This is incorrect.
 - There have been repeated flooding incidents on Chapel Road, including water entering the Village Shop opposite the site. The development will increase hardstanding and accelerate runoff.
 - Drainage proposals cannot eliminate risk where there is a history of surface water issues. Given known flooding, a precautionary approach should be taken.
 - The proposed access is located opposite the Queen's Head and adjacent to the village shop - already a traffic bottleneck.
 - The applicant has modelled only the site access junction and dismissed wider impacts as negligible. This fails to assess residual cumulative impacts, contrary to NPPF paragraph 116.
 - Recent and planned developments include:
 - 32 homes at Sumners Fields
 - 50+ homes allocated in the Neighbourhood Plan
 - The combined effect on Chapel Road and surrounding junctions has not been properly assessed.
 - Parking reduction and road narrowing measures will further
-

constrain an already sensitive area serving key community facilities.

Public Transport and Sustainability

- The Transport Statement assumes significant modal shift away from private cars. This is unrealistic.
- The applicant's own timetable shows:
 - No weekend buses
 - No evening buses
 - Only two services on Wednesdays
- Christ's Hospital station is 3.7km away.
- With 81% of local residents already driving to work, this is not a location where sustainable transport can meaningfully replace car use.

Infrastructure Constraints

- The Energy Statement confirms all homes will use air source heat pumps. No evidence is provided of confirmed grid capacity.
- The recent Sumners Fields development reportedly requires a generator due to supply constraints. No assessment has been provided to demonstrate network resilience for an additional 68 electrically heated dwellings.
- School capacity concerns remain unaddressed.

Loss of Village Amenity and Character

- The field contributes to:
 - The rural setting of listed buildings
 - The green gap identified in the Neighbourhood Plan
 - Community events such as Run Barns Green and the Classic Car Show
- The Neighbourhood Plan Landscape Character Assessment identifies these pastoral fields as important to settlement character and transition to countryside.
- This development would remove that green gap entirely and urbanise the setting of heritage assets including Little Slaughterford and the Queen's Head.

Overdevelopment

- Even the draft Local Plan allocated this site for 50 dwellings. The applicant proposes 68 - a 36% increase.
- This represents clear overdevelopment and excessive density for this edge-of-settlement location.

Errors and Inconsistencies in Submitted Information

- Consultation responses identify inaccuracies including:
 - Inconsistent traffic figures in the Air Quality Assessment
 - Incorrect emissions calculations
 - Incorrect river catchment references in flood documentation
 - Failure to acknowledge known flooding
 - Incomplete sewage capacity assessment
- These errors undermine confidence in the application's technical robustness.
- There is no number 9 bus that serves Barns Green.

Conclusion

This proposal:

- Conflicts with Countryside policy
 - Risks deterioration of ancient woodland
 - Exacerbates sewage and flooding problems
 - Fails to properly assess cumulative traffic impacts
 - Does not meet identified housing need
 - Represents overdevelopment in a rural location
 - The harms clearly outweigh the benefits.
 - Planning permission should therefore be refused.
-

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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