

[REDACTED]

Sent: 04 February 2026 17:25
To: Planning
Subject: DC/25/2057 – Land North of Little Slaughterford – Objection

Categories: Comments Received

Dear Sir or Madam,

I am writing to object to planning application DC/25/2057 – Land North of Little Slaughterford.

[REDACTED]
Address: The Forge Flat, Chapel Road, Barns Green
Postcode: RH13 0PS
[REDACTED]

Commenter Type: Member of the Public
Stance: Object

Planning Objection

I object to the above application for the following material planning reasons.

Conflict with Adopted Planning Policy

The site is identified as undevelopable under the adopted Horsham District Planning Framework, the SHELAA, and the recently made Itchingfield Neighbourhood Plan, all of which carry full planning weight. The proposal conflicts with policies intended to protect settlement boundaries, rural character, and sustainable development. Public consultation responses during the Neighbourhood Plan process showed overwhelming opposition to development on this site.

Highway Safety, Traffic and Parking

The proposed new access onto Chapel Road will increase traffic on an already constrained road. This will worsen congestion and increase accident risk, particularly given existing on-street parking associated with the village shop and public house. Construction traffic will further exacerbate safety concerns. The increase in traffic will also be a concern when local businesses have deliveries. If a car is currently parked on Chapel Road, this can cause quite a congestion at already busy periods throughout the day

Unsustainable Transport

Public transport provision is already inadequate, meaning residents are largely reliant on private vehicles. The development would significantly increase car dependency, contrary to sustainable transport objectives, and lead to increased emissions and pressure on local roads.

Infrastructure Capacity and Public Health Local infrastructure, particularly sewage and drainage, is already operating at or beyond capacity. There is an established risk of sewage overflow, including discharge of untreated sewage, which presents serious public health and environmental concerns. Adding demand from a development of this scale would materially worsen an existing problem.

Flood Risk and Surface Water Runoff

The proposal would increase hard surfacing and surface water runoff toward Chapel Road, where flooding already occurs during heavy rainfall. Insufficient evidence has been provided to demonstrate that this increased risk can be

adequately mitigated. The recent rain which we have had has caused many floods in the village and particularly on Chapel Road.

Climate, Sustainability and Natural Environment The development depends on the removal of an ancient and 'important' hedgerow along Chapel Road. This hedgerow provides essential wildlife habitat, soil retention, and surface water control, and contributes significantly to the rural character of the village. Its loss would cause irreversible harm.

Scale, Density and Character

The proposal represents a disproportionate increase in housing within the Parish at a density out of keeping with surrounding development. Combined with recent large developments nearby, this would fundamentally alter the character of the settlement.

Conclusion

For the reasons set out above, the application conflicts with adopted planning policy, poses unacceptable risks to highway safety, infrastructure capacity, flood risk, and the natural environment, and would cause lasting harm to the character and sustainability of the village. The application should therefore be refused.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Sent from my iPhone