

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 June 2026 20:53:12 UTC+01:00
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 21/06/2026 8:53 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: Orchard Cottage Bashurst Hill Itchingfield

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex Proposed Development: 68 Dwellings by Miller Homes Dear Planning Officer, I wish to register my strongest objection to Planning Application

DC/25/2057 for the proposed development of 68 dwellings on land north of Little Slaughterford, Chapel Road, Barns Green.

I respectfully urge Horsham District Council to refuse this application because it represents unsustainable development, would place unacceptable pressure on inadequate infrastructure, would harm the character of the countryside surrounding Barns Green, and raises serious concerns regarding environmental protection and compliance with both local and national planning policy.

1. Inadequate Wastewater Infrastructure and Environmental Risk

My primary objection relates to the capacity of the Barns Green Sewage Treatment Works.

Southern Water continues to maintain that sufficient capacity exists to accommodate additional development. However, there is substantial evidence indicating that the treatment works is already operating beyond its effective capacity. Documented sewage overflows have resulted in pollution incidents affecting local watercourses, and independent technical assessments have demonstrated that the treatment processes currently available are inadequate for existing flows.

In light of these concerns, the Council should not rely solely upon Southern Water's assurances without requiring independent verification of actual treatment capacity, operational performance, and environmental impact.

The proposed development would generate significant additional wastewater flows. It has not been satisfactorily demonstrated that these flows can be accommodated without increasing the frequency of overflows, environmental pollution, or breaches of environmental standards.

The proposal therefore fails to demonstrate that adequate infrastructure exists to support the development and conflicts with the principles of sustainable development contained within the National Planning Policy Framework.

2. Serious Doubts Regarding Southern Water's Evidence

Particular concern arises from Southern Water's recent proposal to divert additional flows arising from the closure of the Itchingfield treatment works into the Barns Green system.

This proposal appears fundamentally inconsistent with Southern Water's repeated assertions that sufficient spare capacity exists at Barns Green. If additional flows from another catchment are now proposed, the Council must question the accuracy and reliability of previous capacity assessments.

This latest proposal reinforces concerns that Southern Water's statements regarding available capacity should be independently scrutinised before being relied upon in the determination of this application.

Planning decisions must be based upon robust and credible evidence. At present there remains significant uncertainty regarding the true capacity and performance of the wastewater infrastructure serving Barns Green.

3. Harm to the Rural Character of Barns Green

The site forms an important part of the rural setting of Barns

Green and contributes significantly to the village's character and sense of place.

The proposal would replace open countryside with a substantial housing estate, resulting in the urbanisation of a currently undeveloped greenfield site. The scale and density of the proposed development would extend the built form of the village into the surrounding countryside and erode the rural character that residents value and that planning policy seeks to protect. The development would therefore cause significant landscape harm and would fail to respect the established settlement pattern of Barns Green.

4. Loss of Greenfield Land and Countryside

The site comprises undeveloped countryside which performs an important function in maintaining the separation between built development and the wider rural landscape.

Development of this site would result in the permanent loss of valuable greenfield land. Once lost, this countryside cannot be replaced.

The Council should be particularly cautious about permitting further encroachment into the countryside where significant infrastructure and environmental constraints remain unresolved.

5. Harm to Ancient and Historic Hedgerows

The site contains mature hedgerows that are important landscape features and form part of the historic character of the area.

Ancient and species-rich hedgerows provide irreplaceable ecological value and act as wildlife corridors connecting habitats across the countryside. Construction activities, road access works, service installations and residential occupation all create risks to their long-term health and survival.

Even where retention is proposed, experience demonstrates that development adjacent to important hedgerows frequently results in deterioration, fragmentation and loss of ecological function.

The proposal therefore risks causing unacceptable harm to important landscape and ecological assets.

6. Biodiversity Impacts

The site supports a range of wildlife species and contributes to local ecological networks.

Development would result in habitat loss, increased disturbance, light pollution, noise and fragmentation of wildlife corridors. These impacts are particularly concerning given the site's relationship with surrounding countryside and hedgerow networks.

Any proposed biodiversity enhancements should be carefully scrutinised, as they cannot fully compensate for the loss of established habitats and mature landscape features.

7. Highway Safety and Traffic Impacts

The development would introduce a substantial increase in traffic movements onto Chapel Road and surrounding local roads.

Residents already experience concerns regarding vehicle speeds, congestion and road safety. Additional traffic generated by 68 dwellings would place further pressure on infrastructure that was not designed to accommodate significant housing growth.

The cumulative impact of ongoing development in and around

Barns Green must be properly assessed rather than considered in isolation.

8. Pressure on Community Infrastructure

Barns Green has experienced considerable growth in recent years, placing increasing pressure on local services and facilities. The proposed development would increase demand on schools, healthcare services, roads, drainage systems, utilities and community infrastructure. There is insufficient evidence that these services have the capacity to accommodate further growth without detrimental effects on existing residents.

9. Prematurity and Cumulative Impact

This proposal should not be considered in isolation.

The cumulative effect of recent and proposed developments within Barns Green and surrounding villages is placing increasing pressure on infrastructure and the environment. The Council must consider the combined impacts of housing growth, wastewater constraints, traffic generation and loss of countryside.

Until these cumulative impacts have been fully assessed and mitigated, further large-scale development should not be permitted.

Conclusion

For all of the reasons outlined above, I strongly object to Planning Application DC/25/2057.

The application fails to demonstrate that adequate wastewater infrastructure exists to accommodate the development, raises serious concerns regarding environmental protection, threatens the rural character of Barns Green, risks harm to important hedgerows and biodiversity, and would place additional pressure on already stretched local infrastructure.

I respectfully request that Horsham District Council refuses planning permission.

Should the Council be minded to continue consideration of the application, I request that an independent assessment of the Barns Green Sewage Treatment Works is commissioned and made publicly available before any decision is taken.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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