
From: Planning@horsham.gov.uk
Sent: 24 January 2026 18:25
To: Planning
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 24/01/2026 6:25 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 myrtle cottages Sandhills road Barns green
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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:	Dear Sir or Madam, Re: Planning Application for a 68-Dwelling Housing Development with Access onto Chapel Road I write to formally object to the above planning application on grounds of highway safety, infrastructure capacity, planning policy conflict, climate and environmental harm, and the cumulative impact on the village of Barns Green and the wider Parish.

Highway Safety, Traffic and Parking

The proposed development will result in a significant increase in traffic volume, with a new access directly onto Chapel Road. This road already experiences congestion and limited visibility in places, and any additional traffic will materially increase the risk of accidents, particularly at peak times.

This risk will be exacerbated by existing on-street parking associated with the village shop and public house. These facilities are vital community assets and natural hubs of activity. Increased traffic and parking pressure-both during the construction phase and once the development is occupied-will place them under severe strain, undermining their viability and the safety of pedestrians and motorists alike.

The proximity to the village collection points for the weald school bus will also be a consideration as this is close to the proposed ingress / egress point for this development.

Infrastructure and Services Capacity

Local infrastructure is already under considerable pressure. Electricity, gas, water supply, drainage, and sewage systems are strained and, in some cases, failing. The local sewage treatment works is currently exceeding its designed capacity, even prior to the most recent development at Sumner's Fields.

The discharge of raw sewage as an overflow due to excess volume is a matter of serious public health and environmental concern. Adding the load generated by a further 68 dwellings would inevitably worsen this situation and cannot be considered sustainable or acceptable.

The village is subject to frequent power cuts with some in recent years lasting close to 24 hours at their worst. The current new development at sumners fields it still on generators due to the power network being unable to support increased load.

Public Transport and Car Dependency

Bus services serving the village are already inadequate, leaving residents with no realistic alternative to private car use for daily travel.

This development would therefore result in a substantial increase in car ownership and usage, contributing further to traffic congestion, highway wear, and carbon emissions, contrary to climate and sustainability objectives.

Each property of 2/3 bedroom size in reality will require parking for 2 cars, any property larger than this will require substantially more parking. Consideration will also need to be given to the unpopular nature of the sumners fields development to both the general public (people moving rurally are not looking for small houses with small new build style gardens) and social housing aspect, any assertion that a % of these homes will be social housing should be dismissed as due to the lack of infrastructure social housing is not viable for any housing association to accept the properties.

Flood Risk and Surface Water Run-off

The proposed development will increase the risk of flooding due to additional surface water run-off. The increase in built coverage will worsen the tendency for water to shed downhill towards Chapel Road, where the village shop is already prone to flooding during periods of heavy rainfall. This risk appears insufficiently mitigated within the application.

Flooding is experienced throughout the village in times of increased rainfall with some avenues i.e the bridge on 2 mile ash completely impassable. The water flow down sandhills road leading to chapel road is such that scaffold plants are required to traverse from the centre of the road to the pavement on the residential side. With various houses along the stretch employing sand bags to prevent water ingress, including the village stores.

Planning Policy Conflict

The site is deemed undevelopable under the current Horsham District Planning Framework, the SHELAA, and the recently-made Itchingfield Neighbourhood Plan. Multiple policy provisions within these documents indicate that development on this site should be resisted.

Public response during the Call for Sites for the Itchingfield Neighbourhood Plan was overwhelmingly negative, further demonstrating that the proposal lacks local support and conflicts with established planning objectives.

Scale, Density and Cumulative Impact

The development represents a disproportionate increase in the number of dwellings within the Parish and proposes a density that is out of alignment with neighbouring properties. This scale of change is particularly inappropriate given that it would follow closely after the two most significant recent developments in Barns Green, resulting in unacceptable cumulative impacts on character, infrastructure, and community cohesion.

Some consideration should also be given to the need for school buses for barns green children to be able to attend with the Weald or horsham schools, the significant recent expansion to the village will place pressure on this service.

Climate, Sustainability and the Natural Environment

The proposal is reliant on the removal of an ancient hedgerow along the site boundary with Chapel Road. This hedgerow meets the criteria of being "important" and provides critical ecological, environmental, and landscape functions. It supports biodiversity, acts as a wildlife refuge, stabilises soil, reduces surface water run-off, and contributes significantly to the rural character of the village.

Its removal would cause irreversible harm and runs contrary to both local and national policy aimed at protecting irreplaceable natural features.

Accuracy and Reliability of Application Materials

There are concerns that elements of the application reports and supporting documents may be inaccurate, misleading, out of date, or insufficiently detailed, particularly in relation to traffic impacts, infrastructure capacity, flood risk, and environmental mitigation.

Any assumptions that existing systems can accommodate the development without firm, independently verified evidence should be treated with caution, as they materially influence the conclusions drawn.

Conclusion

For the reasons outlined above, the proposed development is unsustainable, contrary to adopted planning policy, and would cause demonstrable harm to highway safety, infrastructure, the environment, and the character and wellbeing of the local community. I therefore respectfully request that this application be refused.

Yours faithfully,


2 myrtle cottages, sandhills road, barns green, RH13 0PU

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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