

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 February 2026 09:59:27 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 01/02/2026 9:59 AM.

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: Galliards, Sandhills Road Barns Green

Comments Details

Commenter Type:	Neighbour
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:

We object to this application for the following reasons:

1. Public Transport

The Transport Statement states the development is "conveniently located for future residents to access a number of everyday local facilities and the existing sustainable transport network".

Horsham is the closest town with the potential to provide employment opportunities for the additional residents of the planned development. The existing bus service through Barns Green does not allow a person with a typical 9am to 5pm job in Horsham to use public transport because the last bus back to Barns Green from Horsham is the daily service at 16:35. Additionally, there are no buses at the weekend for work or leisure purposes.

2. Roads and Parking

The development allows for 173 parking spaces to serve the proposed 68 dwellings/visitors and states "The proposed development is anticipated to generate circa 20-30 vehicles trips in the morning and evening peak hour periods."

Considering the development is in a rural area these figures seem to be very low. With 68 houses it is likely the majority will have at least one adult of working age who are highly likely to commute in a private car due to the poor public transport discussed in point 1 above. Therefore, the number of vehicle movements is likely to far exceed the numbers quoted in the application.

The proposed road layout, specifically the introduction of an access road to the proposed development opposite the village shop, is likely to deter people from parking on Chapel Road. This would have a serious and detrimental impact on both the Queen's Head public house and the village shop. The pub landlord and the village shop owner have stated their businesses rely heavily on the availability of on-street parking and any reduction could be financially detrimental to the businesses.

Any reduction in this parking or deterring people from parking would therefore risk a loss of the pub, village shop, and post office. These currently well used facilities are vital, particularly for elderly residents, in a village with limited public transport options. Their closure would cause substantial harm to the village.

3. Loss of Rural Pastoral Amenity

Rural pastoral amenities are social, and environmental benefits generated by agricultural land, natural landscapes, and rural communities. Typically, these amenities are highly valued for their contribution to quality of life, tranquility, and cultural heritage.

The benefits of a rural pastoral amenity include:

- Recreation: The site has been used for recreational events in the past and offers opportunities for nature appreciation.
 - Environmental Benefits: Maintenance of air and water quality, and biodiversity.
 - Quality of Life: Improved mental and physical health due to cleaner air, reduced noise pollution, and access to green spaces.
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- Economic Value: These amenities can support local economies. Development of the field will cause a loss of this amenity, especially when considering it is in close location to central features of the village, i.e. the Pub and Village Shop which are a well-used and essential part of village life in Barns Green.

4. Environmental Concerns

There are already documented discharges of raw sewage contaminating the local watercourses at times of heavy rainfall and the proposed development will exacerbate this serious issue. The discharges at the treatment works show there is insufficient capacity to consistently deal with the current sewage flows, and any development will seriously increase this widespread pollution. Barns Green Water Treatment Works discharges into Parson's Brook, a tributary of the River Adur which runs through several environmentally sensitive areas designated because of their ecological or geological importance. These include the Knepp Rewilding Project and the Adur Estuary SSSI which is of particular significance due to its saltmarsh habitat.

Additional pressure on the treatment works is likely to create more discharges of raw sewage into Parsons Brook which could have a detrimental effect on sensitive downstream environments.

5. Ecological Concerns

The development is surrounded by ancient woodland and established hedgerows. It is proposed to completely remove the hedgerow adjacent to Chapel Road. This hedgerow is dense and a large population of Sparrows can be seen (and heard!) during the spring/summer months. Loss of the hedgerow will have a dramatic effect on the birds which would be a great loss to the village.

The ecological report refers to bats using the ancient woodland and hedges for foraging and commuting. The field currently has no artificial lighting. We understand the street lighting will be as non-intrusive as possible but there is nothing to stop householders from installing any manner of bright floodlights around their property. Adding any lighting into a currently dark field will have a detrimental effect on nocturnal wildlife.

6. Safety Concerns

The plans include uncovering a culverted watercourse and the addition of a detention basin for excessive rainwater runoff. These features appear to be unprotected, with no barriers to prevent entry and accidental drowning when full of water.

7. Design and Appearance

The proposed development is a greenfield site with 5 grade 2 listed buildings nearby. (Little Slaughterford Farmhouse, Barns Green Village Store, The Queen's Head Public House, Blacksmith's Cottage and Bennetts).

The listed buildings would be overlooked by the new houses, causing a loss of privacy, exacerbated by the development being

a sloping site.

The proposed houses have very high roof heights and are not in-keeping with the immediate surrounding area. They look more like an urban development dropped into the countryside.

8. HDC planning framework

The entire planning application is based on the emerging Horsham District Local Plan (HDLP) under draft policy HA6 / BGR1. The examination of the HDLP has been paused. The examining inspector's Interim Findings letter recommends the plan be withdrawn.

A planning application should not be allowed to refer to a document which has not been approved and could be withdrawn. Therefore, the planning application should be based on the existing 2015 Horsham District Planning Framework which specifically describes the site as "undeliverable". This development application is also not one of the sites identified in the in the adopted 2024-2031 Barns Green Neighbourhood Plan.

For the reasons detailed above this planning permission should be refused.

Kind regards

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