

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 August 2026 12:43:20 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 01/08/2026 12:43 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: Storries Plumtree cross lane Itchingfield

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	Note before the draft: the article refers to the nearby 32-home scheme as **Sumners Fields** (Sumners Ponds is the neighbouring fishery/campsite), so I've used that name - worth checking, as a misnamed precedent is easy for officers to discount. You'll also want the HDC application reference from the planning portal to head the objection, and the committee sits

****Tuesday 4 August, 5.30pm at Albery House, RH12 2GB**.**

I object to this application for 68 dwellings on land at Chapel Road, Barns Green, on grounds of neighbourhood impact, conflict with the adopted Neighbourhood Plan, and the demonstrable failure of infrastructure delivery on the most recent comparable scheme in this parish.

The site is not incidental scrubland. It sits directly opposite the village shop and The Queen's Head - the two remaining commercial anchors of village life - and hosts the annual Barns Green Classic Car Meet, which raises substantial sums for local causes including St Catherine's Hospice. Its development would replace an open, actively used village green space with a suburban estate layout wholly at odds with the linear, rural grain of the settlement. The proposal also requires removal of an established hedgerow on the site boundary, which functions both as wildlife habitat and as a natural check on surface water run-off onto Chapel Road, where flooding already recurs. The additional vehicle movements onto Chapel Road, and the displacement of parking around the shop and pub, would compound harm to an already constrained highway environment. Taken together these amount to significant and irreversible harm to the character and appearance of the area.

The application is also fundamentally at odds with the plan-led system. This parish has done its share: the recently adopted Neighbourhood Plan allocates significant new housing on sites the community itself identified and supported, including the derelict former school site at Itchingfield - a brownfield site that remains undeveloped. This application site was not among them. Where a made Neighbourhood Plan forms part of the statutory development plan, the determination must be made in accordance with it under s.38(6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise. Granting consent on an unallocated greenfield site while an allocated brownfield alternative sits idle inverts the sequential logic the Plan was written to deliver, and would render the parish's engagement in that process meaningless.

Nor can the Council be satisfied that the necessary infrastructure exists. Residents have submitted photographic evidence of raw sewage discharging from a manhole into Parsons Brook and thence to the River Adur, indicating that Barns Green's wastewater treatment works is already at or beyond capacity. Southern Water is reported to have approached a local landowner regarding a pipeline to divert further flows from Itchingfield to the same works. The applicant's reliance on a capacity confirmation from Southern Water dated April 2026 cannot be reconciled with what is visibly occurring on the ground, and the Committee should

not treat a developer-obtained assurance as determinative where direct evidence contradicts it. National policy is unambiguous that development should not proceed ahead of the infrastructure required to serve it.

The Committee should also weigh what has actually been delivered locally. Sumners Fields, the 32-home scheme completed nearby in recent years, is a cautionary precedent: homes reportedly standing unsold, "affordable" units priced beyond the reach of local people, and sustainability commitments unmet - with some properties said to have relied on diesel generators owing to the absence of a grid connection.

That outcome delivered neither the housing need nor the environmental performance on which consent was justified. Absent robust, enforceable conditions and a properly secured s.106 package, there is no reasonable basis to expect a different result here. I therefore ask that the application 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 E aton