

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 January 2026 17:40:37 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 24/01/2026 5:40 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: 29 Smugglers Way Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing as a homeowner living in close proximity to the proposed development for 68 new houses.

I appreciate the importance of providing new housing where there is a clear local need. However, I would like to raise concerns about whether this scale of development is necessary at this time, given the current situation in the immediate area.

There is an existing housing development adjacent to the proposed site where a number of properties remain unsold. This raises questions about the level of demand locally and whether further large-scale development is justified before existing housing stock has been absorbed. I am concerned that approving an additional development of this size may result in overdevelopment and place further pressure on local infrastructure without a clear corresponding need.

I am also concerned about drainage and flood risk. The shop and public house opposite the proposed site already experience flooding during periods of heavy rainfall. Surface water currently runs along the roads from the surrounding fields, and blocked drains caused by debris already contribute to local flooding. The introduction of a large number of new homes, hard surfaces, and construction activity could exacerbate these issues, increasing the risk of surface water flooding and pollution unless very robust mitigation measures are put in place.

In addition, I am concerned about the capacity of existing sewerage and wastewater infrastructure. With a significant increase in the number of households, there is a risk that the local sewer system could become overloaded, potentially leading to sewage flooding or pollution incidents if adequate upgrades are not secured as part of the development.

I would also like to highlight concerns regarding transport and sustainability. The current bus service serving the village is limited, which means future residents are likely to rely heavily on private cars to travel to nearby towns for work, education, and services. This would increase traffic levels on local roads and contribute to higher levels of congestion, noise, and air pollution.

Parking is another concern. It is unclear whether sufficient parking will be provided for both residents and visitors. Inadequate parking provision could lead to cars being parked along surrounding roads, creating safety issues and inconvenience for existing residents.

I am particularly concerned about the impact of construction traffic during the build phase. The surrounding roads are narrow village lanes and are already frequently used as a cut-through by traffic from neighbouring villages. School children currently wait for and catch the school bus directly opposite the proposed site, and increased construction traffic before and after school would create a serious safety risk for them and other pedestrians.

I am also concerned about the proposed removal of the existing hedgerow along the edge of the field. This hedgerow currently provides an important habitat for local wildlife and contributes to biodiversity in the area. It also acts as a natural buffer, helping to retain soil and manage surface water. Its removal could increase the risk of soil erosion and further worsen local drainage and flooding issues.

A development of 68 houses is therefore likely to place additional strain on local infrastructure and negatively impact residential amenity and the local environment. The cumulative impact of multiple developments in close proximity should, in my view, be carefully assessed.

These comments are made respectfully and with the hope that they will be carefully considered as part of the planning authority's assessment of this application.

Thank you for your time and consideration.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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