

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 January 2026 17:45:09 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 5:45 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 neighbouring resident and landowner in Barns Green, to formally object to the proposed development of 68 new

houses at the above site. My objections are based on the following grounds:

1. Lack of Housing Need

The village already has a recent housing development that remains largely unsold. Approving this new development would result in an oversupply of housing, which is unnecessary, unsustainable, and could harm the viability of existing properties.

2. Destruction of Hedgerows and Natural Wildlife

The proposed development requires removing the existing hedgerow to create an access road. This hedgerow provides a critical habitat for local wildlife, including birds, small mammals, and insects. Its removal would cause irreversible ecological damage and significantly alter the green, rural character of the area.

3. Flood Risk and Drainage Concerns

The village already experiences flooding, particularly affecting the shop and pub opposite the proposed site. Removing the hedgerow and building on this land will increase surface water runoff, worsen drainage, and elevate the risk of flooding for existing properties and public areas. Debris from roads, housing materials, and sewage from existing properties already block drains, and this development will exacerbate the problem, creating additional hazards for residents and road users.

4. Construction Traffic and Impact on Land Access

As a neighbouring landowner, I already struggle to access my property with large vehicles. The proposed development will generate significant construction traffic, including heavy vehicles and debris, which will further obstruct access and increase hazards.

5. Traffic and Safety Concerns

Village roads are already narrow and tight. The additional traffic generated by 68 new households, each with a minimum of two vehicles, plus visitors' cars and construction traffic, will dramatically worsen congestion and create serious safety risks. In particular, the safety of children crossing the road to attend the local playgroup and school will be seriously affected.

6. Impact on Village Character

The scale of the development, combined with the loss of natural features, would significantly alter the character and appearance of the village, making it more urbanized and less attractive.

7. Conflict with Local Planning Principles

The proposal is contrary to general planning principles for rural areas, including the protection of green spaces, biodiversity, and community safety, as well as maintaining sustainable development. The scale of this development is not consistent with

the rural character and needs of the village.

For all these reasons, I request that this application be refused. I also request that my objections be fully taken into account in any consideration of this proposal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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