

[REDACTED]

Sent: 29 January 2026 22:35
To: Planning
Subject: OBJECTION: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green 68 Dwellings – Miller Homes

Categories: Comments Received

Dear Planning Team,

I am writing to formally object to planning application DC/25/2057 relating to Land North of Little Slaughterford.

I lived at Bulbrook Housefarm, Valewood Lane, Barns Green, RH13 0QJ between the ages of 18 and 23. [REDACTED] my parents continue to reside in Barns Green and I therefore remain a regular visitor to the village, returning several times each year. As a result of both my past residency and ongoing connection, I am very familiar with the character of the village and its existing infrastructure constraints.

My objection is based on the following planning considerations.

Local drainage, flood risk and surface water impacts

The application site drains toward Chapel Road, an area that already suffers from flooding during periods of heavy rainfall. The introduction of a significant amount of additional hard surfacing will inevitably increase surface water runoff unless an exceptionally robust drainage solution is provided. In my view, the application has not demonstrated how surface water will be safely managed during extreme weather events, including exceedance flows or the effect on downstream areas.

I therefore request that the Council refuses the application unless detailed, site-specific calculations clearly show there will be no increase in flood risk to existing homes, businesses, or the highway network.

Wastewater treatment and sewerage infrastructure

Barns Green's wastewater system appears to be operating with very limited spare capacity. During wet weather, sewage overflows into the local watercourse are already a recurring issue, contributing to flooding and environmental harm downstream, including on private land. The addition of foul drainage from 68 new dwellings would increase pressure on an already constrained system and risks making these incidents more frequent and severe.

I ask the Council to require clear, independently verified evidence from the statutory undertaker that both the treatment works and sewer network have sufficient capacity. If this cannot be demonstrated, the application should be refused or any approval made subject to enforceable infrastructure upgrades that are completed before occupation.

Highway safety, access and traffic pressures

Chapel Road and the area around the village shop and pub are already subject to congestion, limited visibility, and informal parking that creates conflict for road users. Introducing a new access and the daily traffic associated with a 68-dwelling development would materially worsen these conditions. This would increase risks for pedestrians and cyclists as well as drivers, particularly during peak periods. Construction traffic would add further disruption and safety concerns.

Significant weight should be given to these highway impacts, and permission should not be granted unless safe access arrangements, realistic parking provision, and an effective construction traffic management plan can be convincingly demonstrated.

Sustainability and transport choice

Public transport serving the village is extremely limited, meaning residents rely heavily on private cars for commuting and everyday activities. As a result, the development risks locking in higher levels of car dependency, with associated emissions and further strain on local roads. This outcome conflicts with local and national policy objectives around sustainable development and transport.

Landscape character and hedgerows

The established hedgerow along Chapel Road plays an important role in maintaining the rural character of Barns Green and provides clear ecological value. It also contributes to surface water management by reducing runoff, stabilising soils, and protecting nearby watercourses. The loss or degradation of this feature would result in demonstrable harm to the character, appearance, and environmental function of the village, and such harm is not adequately justified by the proposed development.

Closing statement

For all of the reasons set out above, I respectfully request that Horsham District Council refuses this application. At the very least, the proposal should only be considered if there is robust, independently verifiable evidence addressing wastewater capacity, flood risk and drainage, and highway safety, with mitigation measures that are fully funded, enforceable, and delivered prior to any occupation.

Yours sincerely,

