

From: Planning@horsham.gov.uk
Sent: 30 January 2026 09:59
To: Planning
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 30/01/2026 9:58 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:	Woodfield Lodge Chapel Road, Barns Green Horsham
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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:	Dear Planning Officer, Objection to Planning Application DC/25/2057 - Land North of Little Slaughterford, Chapel Road, Barns Green I am writing to object to the above planning application as a local resident of Barns Green. I am not opposed to new housing in principle and understand that villages need to evolve.

However, I strongly believe that this particular site is the wrong place for development of this scale, and that the proposal would cause lasting harm to the village, its environment and its community.

My main concerns are set out below.

Flooding, drainage and sewage concerns

There are already well-known issues with flooding in this part of the village, particularly along Chapel Road and around the proposed site. Water regularly runs downhill across the field and into surrounding areas during periods of heavy rain - especially passed and into the shop.

The application states that there is no evidence of flooding, but this does not reflect the reality experienced by local residents. Replacing a field with houses, roads and hard surfaces will inevitably increase surface water runoff, even with proposed drainage measures in place.

I am also deeply concerned about sewage capacity. The existing sewage infrastructure has a long history of problems, including overflow incidents into local watercourses. While reports suggest there may be drainage capacity, this does not address whether the wider system and treatment works can cope with additional development without increasing pollution and environmental harm.

Errors in the submitted information, including confusion over which river system receives water from the site, further undermine confidence that these issues have been properly understood or assessed.

Conflict with the Neighbourhood Plan

The Itchingfield Neighbourhood Plan was produced through years of work by local volunteers and was supported by an overwhelming majority of residents in a public vote. The plan identified where housing could be delivered with the least harm to the village.

This site was assessed during that process and was considered the least suitable option. Housing has already been accepted and delivered elsewhere in the parish in line with the Plan.

Allowing development on a site that was so clearly rejected by the community risks undermining confidence in neighbourhood planning and the value of local decision-making.

Loss of countryside, wildlife and rural character

The proposed development would result in the loss of an established hedgerow along Chapel Road, which provides an important habitat for wildlife and contributes greatly to the rural character of the village.

The buffers proposed between the development and nearby ancient woodland are minimal, and there appears to be little protection for Smugglers Lane or neighbouring countryside uses. Once lost, these features cannot be easily replaced.

The scale and layout of the development would make this edge of the village feel suburban rather than rural, permanently changing the character of the area.

Impact on Sumners Ponds and nearby businesses

The development would sit directly alongside large parts of the Sumners Ponds site, including lakes and woodland areas that are valued by visitors for their peace and natural setting.

The proposal would introduce noise, lighting and constant residential activity along boundaries that are currently rural and tranquil. This would inevitably harm the experience for visitors and could affect the viability of an established rural business that depends on its environment.

Traffic, parking and village facilities

The access point for the development is located opposite the village shop and close to the Queen's Head pub, both of which are important community assets.

Parking outside the shop currently works well for customers, but the proposed changes would significantly reduce available parking. In a rural village where most people rely on cars, this would make it harder for the shop to operate successfully.

Additional traffic and congestion at this point would also make the area less safe and less pleasant for residents.

Design, scale and appearance

The proposed houses appear taller and more suburban in style than much of the existing village. This would make the development feel dominant and out of keeping with the surrounding area.

Rather than blending into Barns Green, the development would feel imposed upon it.

Conclusion

For all of these reasons, I believe this proposal would cause significant harm to the character, environment and community of Barns Green. While housing has an important role to play, this site is not suitable for development of this nature or scale.

I therefore respectfully ask that planning permission be refused.

Yours faithfully,

[Redacted Signature]

Woodfield Lodge
Sumners Ponds, Chapel Road
Barns Green
Horsham
W. Sussex
RH13 0PR

Kind regards

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