

From: Planning@horsham.gov.uk
Sent: 26 January 2026 15:49
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 26/01/2026 3:49 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:	17 Smugglers Way Barns Green
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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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear Sir/Madam, I wish to register my formal objection to the above planning application for the construction of 68 dwellings on land north of Little Slaughterford, Chapel Road, Barns Green. My concerns are based on the following material planning grounds: 1. Traffic Impact and Loss of Parking on Chapel Road The proposed site and its new junction sit directly opposite the Queens Head pub and the

village shop-one of the busiest and most constrained parts of Chapel Road. This area already experiences significant congestion, on-road parking pressure, and visibility issues. The traffic-calming and pedestrian safety measures proposed by the applicant would create pinch points, further restricting traffic flow and reducing essential on-street parking. The submitted report is inconsistent: it claims capacity for 10 parked cars, while the plans show only nine. This loss will negatively affect:

local residents
customers of the pub and shop
delivery vehicles serving both businesses

Mornings are particularly problematic, with delivery lorries, customer parking, and the school bus collecting pupils by the shop. A new pinch point in this location would obstruct these regular activities.

Visibility for vehicles exiting The Hordens is already compromised at busy times. Introducing a new junction opposite the shop will materially worsen safety for drivers, pedestrians, and schoolchildren.

2. Inadequate Infrastructure and Public Transport

The applicant's travel plan places unrealistic reliance on a limited and unreliable rural bus service. The current timetable does not support commuting to work, college, or medical appointments.

The only viable bus into Horsham on weekdays arrives at 7:00 AM, with the return bus leaving at 4:35 PM-times incompatible with standard working hours.

There are no weekend services, making public transport unusable for retail, hospitality, and other weekend workers.

School bus services do not support after-school clubs or activities, as the last bus departs Horsham at 4:35 PM. Changes to school timetables frequently disrupt services, placing additional responsibility on parents.

As a result, future residents will inevitably rely on private vehicles, increasing traffic on already pressured rural roads.

While the community car scheme is valuable, it is volunteer-run and prioritises elderly residents attending medical appointments. It cannot meet the wider transport needs of dozens of additional households.

Access to Christ's Hospital railway station also requires car use, as the route lacks safe footpaths or cycleways. In winter months-or in darkness-it is impractical and unsafe to walk or cycle.

The applicant's mitigation measures merely provide information on existing services but do not enhance or expand transport provision. The assessment underestimates the realities of rural living and fails to account for the full impact of the adjacent Sumners development, where many dwellings are not yet occupied.

3. Pressure on Sewage, Wastewater, and Surface Water Drainage

The existing sewage system is already operating at capacity. The main 175mm-diameter pipe running through Smugglers Way and over Muntham Gill is insufficient to accommodate additional flows from:

the Sumners development (not yet fully occupied)
the proposed 68 new dwellings

Southern Water's records regarding both sewage and surface water drains are incomplete, making it likely that the development's impact is being underestimated.

Increased discharge into Muntham Gill from the development's SUDS features risks exacerbating downstream flooding. Although the Gill is a minor stream in summer, it becomes a torrent during heavy winter rainfall. During the significant flooding of 2013/14, the pub, shop, and parts of The Hordens were affected. Additional upstream discharge heightens this risk.

4. Impact on Sport and Recreation from Cumulative Development

Over the past 15 years, the parish has lost two sports pitches:

the original infants' school pitch (now Barns Green Primary School)
the former junior school pitch in Itchingfield, which remains unused and unmaintained

This leaves only one pitch at the Barns Green playing fields, limiting availability for junior and adult teams.

Barns Green has a long-standing sporting heritage, with cricket played locally for over 166 years and stoolball for at least 128. The village supports multiple clubs-cricket, football, rugby, stoolball, and tennis-but existing facilities are already under pressure and require expansion. The proposed development would further reduce available green space that could otherwise be used for much-needed sporting and recreational facilities.

Conclusion

For the reasons outlined above, I believe the proposed development would have a significant and harmful impact on Barns Green, including:

increased traffic congestion and reduced road safety
loss of essential parking
inadequate transport infrastructure, leading to higher private car dependence
excessive pressure on an already overloaded sewage and drainage system
reduction in opportunities for sport and recreation, undermining community wellbeing

The cumulative effect of this and other nearby developments poses a serious threat to the safety, sustainability, and character of the village.

I therefore respectfully urge the planning authority to refuse this application.

Yours Sincerely

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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