

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 27 January 2026 11:34:44 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 27/01/2026 11:34 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                                                                                                                                                                                                                                                   |

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### Customer Details

|          |                            |
|----------|----------------------------|
| Address: | 36 The Hordens Barns Green |
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### Comments Details

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|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                     |
| Stance:              | Customer objects to the Planning Application                                                                                                  |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>        |
| Comments:            | I am a local resident who has lived in Barns Green for 13 years and wholly object to the proposed development of 68 new homes in our village. |

The main issue I have is regarding the traffic and safety issues, which is a massive concern. An increase in traffic from a new access onto Chapel Road is likely to lead to congestion and a higher risk of accidents. This problem would be made worse by existing parking outside the village shop and pub, both of which are vital to village life. These places are the heart of the community, and the added pressure from construction traffic, as well as long-term changes to traffic flow and parking, would place them under significant strain. It makes no sense to have a junction across the road from the shop, when already that stretch of road is incredibly compromised with the amount of cars parked along that road, making it single file traffic only. As it stands, turning right from the Hordens is often dangerous as you are unable to see cars coming from the direction of the shop and the development will make this even worse with more potential for crashes and near misses.

I am also concerned about the increased risk of flooding due to run-off from the development. With more of the land covered by buildings, water is more likely to flow down towards Chapel Road. This could make existing problems worse, particularly for the village shop, which already experiences flooding during periods of heavy rain. Today, the 27th January many parts of the village have been affected with a lot of surface water due to heavy rain and this demonstrates how vulnerable we are to flooding and surely another 68 homes will make this worse, given the location of the development?

I personally believe that the Itchingfield neighbourhood plan should be considered in all of this. Firstly, the site in question was classified as 'undevelopable' in the Horsham District Planning Framework and the Itchingfield Neighbourhood Plan. A number of policy elements in these respective documents are relevant to it being rejected. Moreover, public response to the site when it was proposed in the Call for Sites for the Neighbourhood Plan was overwhelmingly negative. I was at these meetings and saw first hand how vehemently we were all against this proposed location. The old school location in Itchingfield was one of the suggested locations and yet this still remains undeveloped and left to ruin?

We have had two major housing developments over the past 10 years in our little village already, changing the feel of the village. This additional development would represent a disproportionate increase in the number of dwellings in the Parish, which has already experienced massive growth over the past 10 years.

We must also consider whether Barns Green can meet the infrastructure needs of a new development when in reality the utility services are struggling to consistently maintain a good service for local residents. The development would place further strain on already stretched local services, including electricity, gas, water, drainage and sewage. The sewage works is already

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operating beyond capacity for the existing community, even before taking into account the recent development at Sumner's Fields. The discharge of raw sewage as an overflow due to excess volume is a serious public health and environmental concern, and this risk would only increase if the additional demand from a 68-home development were added.

The development would require removing the hedgerow along the edge of the site where it meets Chapel Road. Being nature lover and an avid walker I hate the idea of this hedge being removed and smugglers lane being altered, which is a popular walking route leading up to Muntham. We need to protect our hedges and lanes.

Whoever came up with the idea that public transport will be used more by residents of the new development and that levels of traffic will be minimally affected has clearly not lived in a village where the reality is very different. The train station is 1.6 miles away and buses do run, albeit very sporadically, but certainly not regularly and cannot be relied upon to get to and from work. There is no bus service on the weekends at all! In fact, I had to get my driving licence before moving to the village as I knew that public transport is not a viable option. This is the reason why most households are two car households as cars are essential for getting anywhere.

Finally, there are three listed buildings opposite the development site. They need to be protected and are what gives our village the 'quaint feel' that it has. It would be a massive shame to do a mass development opposite these buildings which would ruin the feel of the village completely.

Please consider these reasons for objection and thank you for reading.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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