

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 January 2026 11:48:44 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 11:48 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: Bulbrook House Farm Valewood Lane Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection Summary - DC/25/2057 Land North of Little Slaughterford, Barns Green

I am objecting to this development not just on planning policy grounds, but because of my deep, lifelong connection to Barns Green and the very real infrastructure failures the village is already experiencing.

Barns Green is not just somewhere I live - it is my childhood home. I grew up here, I still run the Barns Green Half Marathon, and I remain strongly attached to the traditional rural character and close-knit community that make this village special. This proposal would fundamentally change the heart of the village in a way that cannot be undone.

Impact on the village centre:

The site sits directly opposite listed buildings and forms part of the historic rural setting of the village core. Replacing open fields with a large housing estate would urbanise this sensitive area, eroding the traditional appearance that defines Barns Green.

The extra traffic from 68 houses - on top of recent and planned developments - will put severe pressure on Chapel Road and routes through the centre of the village. Increased congestion threatens the viability of key community assets like the village shop and the pub. If access and parking become difficult, passing trade and local use will decline. These are not just businesses - they are vital social hubs that hold the community together.

Sewage infrastructure already failing:

The sewage treatment system serving this area is already not fit for purpose. My property is affected by flooding from Parsons Brook whenever we have significant rainfall. This is not theoretical - it happens under current conditions.

Adding 68 more homes will increase foul and surface water flows into an already overwhelmed system. This raises serious health concerns, including the risk of contaminated floodwater affecting our home and posing infection risks to our pets. Until the existing sewage issues are resolved, further development is irresponsible.

Electricity supply constraints:

Local electricity infrastructure is also struggling. The nearby Sumners estate has reportedly had to rely on diesel generators because the network cannot yet support demand without a new substation. That development is far smaller than this proposal.

Introducing 68 more homes - all likely to depend heavily on electricity for heating and daily use - without confirmed grid upgrades risks further instability and reliance on temporary, polluting solutions.

Loss of traditional rural character:

This field is part of the green setting that gives Barns Green its identity as a rural village rather than a suburban extension. Building here would close the visual and physical gap between countryside and settlement, permanently changing how the village looks and feels.

In summary, this development would:

1. Damage the historic and visual character of the village centre
2. Create serious traffic congestion that threatens the survival of the pub and shop
3. Worsen existing sewage flooding problems, creating health risks
4. Add major demand to an electricity network that already appears overstretched

For those of us with lifelong ties to Barns Green, this is not just another housing site - it is a proposal that would permanently erode the heart of our village while piling pressure onto infrastructure that is already failing.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton