

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 January 2026 09:47:46 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 28/01/2026 9:47 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: Elgin Lodge, Trout Lane Barns Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping

Comments:

To the Planning Officer, OBJECTION: Application DC/25/2057
Land North of Little Slaughterford, Chapel Road, Barns Green 68
Dwellings

I am a resident of Barns Green a member of the public and object
for the following reasons:- - Design - Highway Access and Parking
- Loss of General Amenity - Other - Overdevelopment - Trees and
Landscaping

THE NEIGHBOURHOOD PLAN: Our Neighbourhood Plan was
approved at referendum on 4 September 2025 and made on 8
October 2025. The residents voted, and the Plan reflects years of
community consultation about where development should and
shouldn't go. The Plan allocates specific sites for housing. This
field at Chapel Road was not among them.

SEWAGE: It is already a problem in Barns Green. The Council's
own committee reports have documented them. Southern Water's
Event Duration Monitoring data shows that in 2022, our village
experienced 43 sewage overflow events totalling 411 hours.

That's 17 days of raw sewage discharge in a single year. The
applicant proposes connecting 68 homes to a DN175 sewer in
Chapel Road. That's a pipe just 175mm in diameter - about the
width of a dinner plate - to serve a system that already can't cope.
What's more, the foul drainage strategy completely ignores: - The
32 homes at Sumners Fields that have recently connected - The
50+ homes allocated elsewhere in the Neighbourhood Plan that
will also need capacity - The documented history of overflow
events Southern Water hasn't yet confirmed whether capacity
exists.

ELECTRICITY: I understand that the recent Sumners Fields
development requires a backup diesel generator because the
local network cannot reliably supply those homes. If that's true for
32 houses, how can we possibly add another 68 with electric
heating? I request that the Council obtains a formal response from
UK Power Networks before this application is determined.

TRANSPORT: It is laughable. The Transport Statement relies
heavily on private cars. In a rural village with almost non-existent
public transport, this is fantasy. The applicant's own data shows
81% of local residents drive to work. Christ's Hospital station is
3.7km away - too far for most people to walk or cycle regularly.

ANCIENT WOODLAND: IRREPLACEABLE AND AT RISK The
western boundary adjoins Ancient Semi Natural Woodland and
development would cause loss or deterioration of irreplaceable
habitats "should be refused, unless there are wholly exceptional
reasons." The applicant proposes a 15-metre buffer - the bare
minimum. But Natural England's Standing Advice makes clear this
should be larger where sensitive species are present (dormice
have been recorded), where there are drainage sensitivities, or
where increased recreational pressure is anticipated.

CUMULATIVE IMPACT: THE VILLAGE HAS TAKEN
SUBSTANCIAL DEVELOPMENT with the addition of the
Ashmiles estate.

VILLAGE CHARACTER AND HERITAGE The Neighbourhood
Plan's Landscape Character Assessment - a document the

applicant relies on elsewhere - describes the fields north and west of the village as "important small pastoral fields" that "provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside."

That's precisely what this field does. It's the green buffer between the village centre and open countryside. Building here would: -

Destroy this green gap entirely - Harm the setting of listed buildings including Little Slaughterford, Bennetts, and the Queen's Head - Surround the pub - a vital community asset - with housing the pub's landlord, has publicly stated that the Queen's Head's appeal lies in its unique location "on the edge of the village, adjoining open fields" The field also hosts the annual Classic Car Show (raising tens of thousands for charity) and Run Barns Green (supporting St Catherine's Hospice). These community events would be lost forever.

- Reduce the area available for parking for the village shop, it is vital that there is enough space for people to pop in and support this local VERY important amenity. It is interesting that neither the landlord of the pub or the owners of the shop support this potential for added customers

I would be grateful if this letter could be placed before the Planning Committee in full

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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