

From: Planning@horsham.gov.uk
Sent: 02 September 2026 23:50
To: Planning
Subject: Comments for Planning Application DC/26/0933

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 02/09/2026 11:50 PM.

Application Summary

Address:	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
Proposal:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address: Hope Villa Two Mile Ash Road Barns Green

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 - Trees and Landscaping
Comments:	Dear sirs, I write in objection to planning application DC/26/0933 Erection of 31 dwellings with access from Chapel Road including roads, parking and open space. If built, an additional 31 dwellings would add to the traffic through Barns Green and would cause congestion and increased risk of accidents; this will be made worse by parking outside the village shop and pub. Essential to this development would be a new vehicle access onto Chapel Road, at a pinch point, with blind spots for approximately 90 vehicle movements per day. This access would be directly opposite the car

park and HGV delivery area for the Queens Head public house. Parking outside the pub and shop can cause congestion, relying on one driver to politely give way to an oncoming vehicle. With current traffic levels this is just about manageable, but the additional hazard caused by vehicles emerging from a new development would be downright dangerous.

A new development would increase the demand on services - which are already strained / failing. The sewage works capacity is already exceeded for the existing community, even before the most recent addition to the Parish, Sumnes Fields. Discharge of raw sewage as an overflow due to volume is a matter of serious public health and environmental concern, which would only be made worse by adding the load from a 31 house development.

There are moves to shut down capacity in the Itchingfield works, output, apparently, would be diverted to the Barns Green Works.

Southern Water have openly stated that they cannot confirm capacity, and have given numerous conflicting and erroneous statements. Their performance does not support more development, and recent legal proceedings raise questions about confidence in them as a competent service provider.

Overflow from Barns Green Sewage Treatment Works is already routinely polluting the Adur.

Local electrical supply infrastructure is proven to be inadequate, housing in recently-built Sumners Fields

Having had to run on temporary generators

There is no daily public transport in Barns Green. This means that the only realistic choice for the majority of people leaving and returning home daily is by car. The increase in cars will contribute to the burden on Highway maintenance, traffic volume and emissions. The sustainability of the development is at risk when transportation is taken into consideration.

Increase in risk of flooding as a result of run-off from the development. The increase in building coverage will make worse the tendency for water to shed down towards Chapel Road, where the village shop is already prone to flooding during wet periods. Surface water can already be seen to flow through the area proposed for the entrance road. Buildings and roads will exacerbate this problem by not allowing the water to percolate through the ground vegetation slowly, instead creating a rapid surge onto the existing highway.

The proposed development is in conflict with the recently "made" Neighbourhood Plan.

The site is deemed undevelopable under both the current (made) Horsham District Planning Framework

and SHELAA, and the recently made Itchingfield Neighbourhood Plan. HDC endorsed the Itchingfield

Neighbourhood Plan and stated that it 'carries full weight as part of the development plan for this part of

the district'. A number of policy elements in these respective documents are relevant to this application and support refusal. Moreover, public response to the site when it was proposed in the Call for Sites for

the Neighbourhood Plan was overwhelmingly negative. This development lies outside the built-up area boundary for Barns Green.

Over Development
Affordable Housing Provider
Wrong Housing Mix
Housing Need not justified

The developers claim to be building much needed homes, but there are homes available in Barns Green, including about a third of the new homes in the recent Sumners Field development.

The application is for 31 homes. In the proposed Horsham District plan the site is earmarked for 25 homes. This plan is yet to be approved.

The housing density would be out of character for Barns Green, and would affect the environment it two listed buildings, Bennetts, which it would partially surround, and Blacksmiths Cottage which would suffer from the impact of an access road directly opposite.

Barns Green has recently accepted The Ashmiles development of over 80 homes, and another 38 in Sumners Fields, both of which have been forced to change their "affordable housing" policies.

The proposed affordable housing is 72% 1 and 2-bedroom units. The Housing Register shows 61% of demand is for 3-4 bedroom family homes. There is no agreed provider to finance and manage the social housing homes. This is relevant because there is recent local precedent for developers being unable to deliver on Application-stage commitment of affordable housing as proposed, due to withdrawal from agreements. It throws the prospect of fulfilment of affordable housing commitment in this Application into stark question. The "need" for affordable one and two bedroom homes doesn't practically apply in a rural community with minimal public transportation.

The proposed development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside'. This contravenes Policy 26 in the made HDC Local Plan.

The Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as 'important small pastoral fields'. Building here will destroy the current Rural Amenity bestowed by the field with grazing animals adjacent to historic buildings.

If approved the construction would likely cause harm to at least two listed buildings. The Grade II listed building (Bennetts) which is close to the boundary of the proposed development has no foundations and is at serious structural damage risk both during construction and as a result of this development. Foundation design mooted will include a piling element, which will propagate vibrations

through the ground, with the potential to damage or destabilise the footings of Bennetts. Heavy vehicle movements are also likely to affect the roads and possibly Blacksmiths Cottage, similarly constructed without foundations.

The proposed development, pedestrian and urban in design, will be dissonant with Bennetts and other Listed Buildings in the vicinity, such as Blacksmith's Cottage, and the Queen's Head Public House, among others, and degrade the overall historic village aspect.

The development is reliant on removal of the hedgerow which runs along the edge of the site area at the proposed exit onto Chapel Road. This is wanton destruction of our already-diminishing wild habitat.

Aside from the flora and fauna which are present in an established hedge, being a refuge for wildlife, the hedge acts as a buffer, holding soil on the land, so that it does not enter water courses, reducing surface runoff.

The location of the proposed site access already has photographic evidence of flooding. Massive reduction of exposed soil, and a road access at this point will exacerbate the issue. The hedge also contributes to the overall rural character of the village as well as providing a valuable "wildlife highway " from the north to the south of the village.

The development would impact on the historical nature of Barns Green, squeezing between

the ancient hedgerows along the historic Smugglers Lane and the ancient woodlands alongside Muntham Drive, where there are at least two significant Wild Service Trees among many Oak, Lime and Maple trees, and a traditional undergrowth of hazel, hawthorn, blackthorn and more.

The meadow itself is riddled with anthills, which support many different species, and in conjunction with the surrounding woodlands is a habitat for foxes, rabbits, rats and smaller rodents, several species of bat and numerous butterflies and moths.

For these reasons I urge you to refuse planning permission for this unnecessary and out of character development

Thank you

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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