

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 13:06:07 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
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 09/09/2026 1:06 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:	17 Smugglers Way Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Formal Objection to Planning Application DC/26/0933 I wish to object to planning application DC/26/0933 for 31 dwellings at Chapel Road, Barns Green. The proposal would cause significant harm to highways safety, drainage capacity, heritage assets, and the character of the village. My key grounds for objection are summarised below.

1. Highways Safety

The proposed access sits opposite the Queens Head car park and beside the village shop-already a congested and hazardous section of Chapel Road. On-street parking, delivery vehicles and school bus activity regularly obstruct visibility and traffic flow.

The application relies on traffic-calming measures from DC/25/2057, an already-refused scheme, so these cannot be assumed deliverable. WSCC Highways' response contains factual errors and appears not to be based on a fresh site assessment.

The junction would be located exactly where vehicles queue to pass parked cars, increasing collision risk and endangering pedestrians. The proposal fails NPPF 110-111.

2. Unsustainable Transport

Public transport provision is extremely limited. The only weekday bus to Horsham arrives at 07:00 and returns at 16:35, with no weekend service. School buses do not support after-school activities.

Claims that Christ's Hospital station is accessible by a 13-minute cycle ignore steep gradients, lack of lighting and unsafe winter conditions.

The development would increase car dependency and does not meet NPPF sustainability requirements.

3. Drainage and Flood Risk

The foul drainage network is already under pressure, with a 175mm main pipe insufficient for existing and planned development. Southern Water has a history of discharging into Parsons Brook, affecting the River Adur and Knepp rewilding area.

Muntham Gill floods heavily in winter, previously affecting the pub, shop and nearby homes. The site acts as a natural run-off area, and the application does not demonstrate how additional surface water will be safely managed.

The proposal conflicts with NPPF 167.

4. Loss of Recreation Space

Barns Green has already lost two sports pitches in recent years, leaving only one remaining pitch for multiple sports clubs. The proposed development removes further green space that could support much-needed recreation facilities, contrary to local plan policies.

5. Heritage and Village Character

The site borders a listed building and Smugglers Lane, a historic

route central to Barns Green's identity. A modern estate would erode this rural setting.

Residents intentionally excluded this site from the Neighbourhood Plan to protect village character. The proposal conflicts with NPPF 199-202.

6. Harm to Rural Settlement Pattern

Barns Green is a small rural village. Continuous infill threatens its identity and landscape setting. With major development already underway nearby, further expansion at this sensitive location is inappropriate.

Conclusion

For reasons of highways safety, unsustainable transport assumptions, inadequate drainage, loss of recreational potential, heritage harm and unacceptable impact on village character, I respectfully request that Horsham District Council refuse application DC/26/0933.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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