

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 09:36:17 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 9:36 AM.

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: 1 Muntham Drive Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	I write to formally object to planning application DC/26/0933 for the erection of 31 dwellings on land between Muntham Drive and Smugglers' Lane, Barns Green. I ask the Council to refuse permission, or at minimum to defer a decision until the following matters have been independently and robustly addressed. Summary of objections

Conflict with the Neighbourhood Plan: The site is not identified for housing in the Itchingfield Neighbourhood Plan, adopted on 5 October 2025, which identifies an alternative former school site.

Flood risk and drainage: The site functions as a meadow and natural drainage area above Chapel Road, where flooding and overwhelmed drainage have been experienced during heavy rainfall.

Wastewater capacity: There are longstanding concerns about sewage outflows and whether the existing network and treatment capacity can safely accommodate further homes.

Highway and pedestrian safety: Additional traffic, including construction HGVs, would add pressure to narrow rural roads and the busy Chapel Road and Muntham Drive area near the school.

Cumulative infrastructure impact: The proposal must be assessed alongside existing and proposed development, including Sumners Fields, rather than as 31 dwellings in isolation.

Rural character and heritage: Development would erode the village's rural setting, affect a meadow and hedgerow, and may affect the setting and fabric of the nearby listed property.

Details

1. Plan led development and housing need

The Council should give substantial weight to the recently adopted Itchingfield Neighbourhood Plan and the community evidence behind it. This site was not identified as suitable for housing, while the former village school site was identified as an alternative.

It is also important to consider whether there is a demonstrable need for this proposal before further greenfield land is released. Development at Sumners Fields (DC/21/2697) remains incomplete, with homes apparently still being marketed, and the Itchingfield development has yet to begin. The Council should establish the delivery and demand position for allocated or previously approved sites before permitting further expansion.

2. Flooding drainage and sewerage

Chapel Road is a natural low point and has experienced flooding, including impacts on the shop and public house. During heavy rainfall, local drainage and the culvert are reported to be unable to cope, with water discharging onto the road. The access roads to the village also flooded in winter 2025/26.

The application site is currently an open meadow that absorbs

rainfall before it reaches Chapel Road. Replacing it with housing, hardstanding and an access road could increase runoff. Any decision should therefore be supported by a site-specific, climate-resilient drainage strategy that demonstrates no increase in flood risk downstream, including during extreme rainfall events.

There are also well-established local concerns about wastewater capacity and sewage discharges during heavy rain. Southern Water's ability to serve existing and committed development should be demonstrated through clear, deliverable evidence before permission is granted. This is especially material given the reported constraints associated with Sumners Fields and the previous refusal of DC/25/2057.

3. Highways safety and construction impacts

Barns Green is served by narrow country roads, limited public transport and a road layout already under pressure at peak times. Chapel Road, particularly around the Muntham Drive junction and school crossing, is used by children, parents, pedestrians and parked vehicles. A further 31 homes would generate additional vehicle movements and turning manoeuvres in this constrained area.

The Highway Authority should assess the combined effect of all committed and proposed development, not simply the traffic forecast for this application. Construction traffic also requires close scrutiny. Residents have already experienced prolonged disruption and road wear associated with Sumners Fields. If the application is not refused, any permission should include a detailed Construction Management Plan covering HGV routes, delivery hours, parking, wheel washing, noise, road cleaning and pedestrian protection.

4. Local services and utilities

The proposal would add demand to local roads, drainage, sewerage, electricity supply, schools, healthcare and other facilities. The village has limited bus services, meaning most additional trips are likely to be car-based. Concerns over the availability of mains electricity at Sumners Fields further underline the need for utilities capacity to be evidenced before a decision.

Infrastructure mitigation must be specific, funded and capable of delivery. It should not be left to be resolved after permission has been granted.

5. Character landscape and heritage

The site forms part of the rural setting of Barns Green. Its meadow, grazing use, wildflowers and hedgerow contribute to the transition between the historic village and surrounding

countryside. Loss of the meadow and removal or damage to an established hedgerow for access would be harmful and should be avoided.

The Council should also carefully assess effects on the nearby listed building, including its setting and the reported sensitivity of its construction. The proposed design should be judged against the established character of the village and the effect of recent development along Chapel Road.

Request

For these reasons, I respectfully request that Horsham District Council refuses planning application DC/26/0933. The proposal conflicts with the plan-led approach supported by the Neighbourhood Plan and raises unresolved concerns on flood risk, wastewater, highway safety, infrastructure capacity, rural character and cumulative development pressure.

If the Council is nonetheless minded to approve the proposal, it should first require independent and publicly available evidence on drainage, wastewater, utilities and cumulative highways impacts, together with enforceable mitigation and a robust Construction Management Plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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