

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 10:12:25 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 10:12 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: Batchelors Farm Emms Lane, Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	I object to this application because of the pressure on foul-water infrastructure, the increased danger to horse riders, and the harm to the rural character of Barns Green. My principal concern is sewage treatment capacity. My understanding is that Barns Green Sewage Treatment Works is already struggling to serve the existing community. Adding foul

water from 31 further homes risks worsening sewage overflows and pollution. Before permission is considered, the Council should require clear, up-to-date evidence from Southern Water demonstrating that both the sewer network and treatment works can accommodate this development alongside existing demand and other committed development. Any necessary upgrades should be identified, funded and secured for completion before occupation. A general assurance that a connection can be provided would not, by itself, demonstrate adequate treatment capacity.

The site is surrounded by bridleways, but riders have to use roads around the site and through the village to reach and connect between them. Traffic is already excessive in my experience, and riding on these roads is becoming increasingly dangerous.

Additional residential traffic, together with construction vehicles, would increase encounters between horses and vehicles, particularly around the proposed Chapel Road access. The highway assessment should explicitly consider horse riders, the connecting road sections and whether vehicles can pass horses safely. Retaining the bridleways alone would not protect their safe use if the roads needed to reach them become more hazardous. I am also concerned about the visual impact of replacing this pastoral field with housing, estate roads, parking and lighting. The open land and roadside hedgerow contribute to the rural character of the village and the setting of nearby historic buildings. In my view, the proposed development would introduce an urbanising form of development into this setting. The Council should give particular weight to its scale, density and appearance, the proposed hedgerow loss, and views from surrounding public routes.

I ask the Council to refuse this application unless these concerns are satisfactorily resolved through robust evidence and enforceable measures.

Kind regards

Telephone:

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