

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 13:57:14 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 1:57 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: 26 Finians Field Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	Objection to Planning Application DC/26/0933 I respectfully urge Horsham District Council to refuse planning application DC/26/0933 and to undertake an independent assessment of the current and future capacity of the Barns Green Sewage Treatment Works before determining this proposal.

I remain deeply concerned by Southern Water's assertion that sufficient wastewater treatment capacity exists to serve this development. There is documented evidence of sewage overflows from the treatment works, resulting in pollution of local watercourses, while capacity assessments indicate that the facility is already operating beyond its effective treatment limits. This raises serious doubts about its ability to accommodate additional flows from the proposed development.

These concerns are amplified by Southern Water's proposal to divert further flows from the closure of the Itchingfield Sewage Treatment Works to Barns Green. Such a proposal appears inconsistent with claims that spare capacity remains available and calls into question the reliability of the information being provided to the Council.

In light of existing operational issues, pollution incidents and the apparent contradiction in Southern Water's position, planning permission should not be granted unless robust, independently verified evidence demonstrates that the necessary wastewater infrastructure exists to accommodate both current and future demand without environmental harm.

There are also significant site-specific concerns. Access to the development would be via a narrow strip of land between Bennetts, a listed building, and Smugglers Lane, an historic right of way. The established ancient woodland separating these features could be harmed by construction activity and increased traffic, while the proximity of the access route to the village pub car park risks adverse impacts on a valued local business.

More broadly, Barns Green's existing infrastructure is already under pressure. The village's rural road network, public transport provision, school capacity and access to healthcare do not support further large-scale housing growth.

The application site also lies outside the Built-Up Area Boundary established by the Horsham District Local Plan 2023-2040. The subsequent proposal to redraw the boundary to include this site and adjacent land subject to application DC/25/2057 lacks community support, was introduced without proper consultation, and conflicts with the Neighbourhood Plan supported by Itchingfield Parish Council.

Finally, the recent refusal of planning application DC/25/2057 is highly relevant. Given the concerns regarding wastewater capacity and the wider impacts of development in this location, it would be inconsistent to approve the Shanly Homes proposal. The potential harm to the environment, heritage assets, local businesses, highway safety and wastewater infrastructure clearly outweighs any benefits of the scheme.

For these reasons, I respectfully request that Horsham District Council refuse planning application DC/26/0933.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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