

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 17:20:50 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 5:20 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:	Sandhills Sandhills Road Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I object to planning application DC/26/0933 for 31 new homes in Barns Green. In summary this application is the second proposal in 2026 trying to impose over development in the heart of a small village for financial gain for a few. With overpriced homes that will not meet

the HDC assessed actual residential requirements, on land outside of the village curtilage and neighbourhood plan, in the process of severely impacting the rural and historic aspects of Barns Green centre. While increasing flood risk, traffic and reducing parking access to 2 key village amenities. Irreversible environmental damage both to a rural field and downstream via additional sewerage demands beyond both current and planned capacity. The road access point will be a danger spot especially during development with potential damage to 3 list buildings which like my home have no foundations.

This proposal impacts the rural setting and ignores the local heritage, proposing to build generic style homes in a dense setting, showing HDC is ignoring the NP from IPC and unable to partner with Chichester diocese over a ten-year period to convert the brownfield site at Itchingfield School into a affordable housing show case. Even going as far as proposing to drop this brownfield site from the proposed LP. (see other objection submitted to LP) Issues already raised in objections to application Dc/26/2057 around power, flooding, traffic, parking, type housing, cost of ownership and sewerage are all applicable objections to this application, and both should be considered together and rejected. The success and lessons learnt from the Ashmiles development (low density, Sussex architectural design, zero impact on BG centre and contribution to a new school, plus part of the NP, should be shared by HDC with land speculators & developers, less objections equals faster housing builds.

In my objection to DC/26/2057 I suggested potential improvements to the proposal that would reduce the impact and add amenities the village. I cannot see how even a reduced and sympatric redesign can offset the fundamental issues that were latterly uncovered in the Miller proposal. I object to this development proceeding.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

