

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 21:01:47 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 9:01 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: Batchelors Farm Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I strongly object to this application. My overriding concern is the inadequacy of the existing sewage treatment infrastructure and the unacceptable prospect of adding further foul water to a system already discharging untreated sewage into Parsons Brook. These discharges are a recurring problem. The published Top of

the Poops summary of Environment Agency monitoring data records 47 sewage overflow events from Barns Green Wastewater Treatment Works into Parsons Brook during 2025, lasting a total of 417 hours. This raises serious concerns about the ability of the works to cope with additional demand and the consequences for the brook and downstream environment.

The Council should require Southern Water to demonstrate, with current operational evidence, how the sewer network and treatment works can accommodate these 31 homes alongside existing demand and other committed development without worsening overflows or water quality. That assessment must address wet-weather performance and explain the causes of the existing discharges. Permission should not rest on a general assurance that a sewer connection is available or on unspecified future improvements.

Any upgrades needed to serve the development safely must be clearly identified, fully funded and secured for completion before occupation. Unless adequate capacity and an effective foul-water solution can be demonstrated and secured, this application should be refused. Parsons Brook should not bear the environmental cost of further development.

I also object to developing land outside the village's defined Built-Up Area Boundary, where countryside protection policies apply. I consider the proposal contrary to the purpose of Policy 26 of the Horsham District Planning Framework, which protects the rural character and undeveloped countryside from inappropriate development. The Council should give proper weight to the made Itchingfield Neighbourhood Plan and its planned approach to housing growth. Its Policy 11 supports qualifying windfall housing within the Built-Up Area Boundary; it does not provide equivalent support for this site outside it.

And this development will cause traffic chaos in the middle of the village and add to the parking problem for the village shop and the pub.

Replacing this pastoral field with housing, roads and parking would erode the rural setting of the village and nearby historic buildings. For these reasons, I ask the Council to refuse the application.

Kind regards

Telephone:

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