
From: Planning@horsham.gov.uk
Sent: 21 August 2026 10:52
To: Planning
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 21/08/2026 10:52 AM from [REDACTED]

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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Galliards, Sandhills Road Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to this development for the reasons below: This development application is not one of the sites identified in the in the made 2024-2031 Barns Green Neighbourhood Plan. The planning application is based on the emerging Horsham District Local Plan (HDLP) under draft policy HA6 / BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes) This application is for 31 houses, not the 25 specified in the emerging plan. A planning application should not be allowed to refer to a

document which has not been approved and could be withdrawn.

There are already documented discharges of raw sewage contaminating the local watercourses at times of heavy rainfall and the proposed development will exacerbate this serious issue. The discharges at the treatment works show there is insufficient capacity to consistently deal with the current sewage flows, and any development will seriously increase this widespread pollution. Sothern Water have stated "There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.28 l/s for the above development at manhole reference TQ12265901 but have not confirmed there is capacity at the Barns Green WTW. Under DC/25/2057, Southern water has stated they will assess the capacity of the relevant Water Treatment Works (WTW) in relation to the concerns raised. This development should not be permitted until Southern Water have proven capacity exists for this application, the proposed transfer of sewerage from the Itchingfield WTW and any other proposed developments planning on using the Barns Green WTW.

The development is adjacent to ancient woodland and established hedgerows. The development will cause disturbance to bats. The ecological report from DC/25/2057 refers to bats using the ancient woodland and hedges for foraging and commuting. The field currently has no artificial lighting. Street lighting will add to the disturbance as will any additional lighting installed by householders.

The development would result in loss of a Rural pastoral amenity and environmental benefits generated by agricultural land, natural landscapes, and rural communities. The site has PROW on 2 sides which are regularly used by people wishing to experience a peaceful rural environment. The development would destroy this amenity. The loss would result in a reduction of quality of Life and mental health.

Public transport in Barns Green is very poor. Horsham is the closest town with the potential to provide employment opportunities for the additional residents of the planned development. The existing bus service through Barns Green does not allow a person with a typical 9am to 5pm job in Horsham to use public transport because the last bus back to Barns Green from Horsham is the daily service at 16:35. Additionally, there are no buses at the weekend for work or leisure purposes.

The proposed development is a greenfield site very close to Bennetts which is a grade 2 listed building which would be overlooked by the new houses, causing a loss of privacy, exacerbated by the development being a sloping site. The proposed houses are not in keeping with the immediate surrounding area. They look more like an urban development dropped into the countryside.

For the reasons detailed above this planning permission should be refused

Where did you
hear about this
application?

Online

Kind regards

Telephone:

Email: planning@horsham.gov.uk



