

From: Planning@horsham.gov.uk
Sent: 04 September 2026 16:30
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 04/09/2026 4:30 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:	The Pump House Barns Green West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Trees and Landscaping
Comments:	The Pump House Chapel Road Barns Green West Sussex RH13 0PS 2nd September 2026 DC/26/0933 Land NW of Chapel Lane & S of Muntham Drive, BG OBJECTION Resident

Frankly amazed that this planning application has been submitted considering all the objections put forward to the DC/25/2057 which is in the field directly next to it. Ridiculous.

Obviously all the same issues and problems apply to this proposed site, starting with the fact that this field was considered not a suitable site in the Neighbourhood Plan. Why has that changed?

The proposed houses by Shanly are totally unsuitable for a village like Barns Green. 5 listed properties in the immediate area. The houses proposed are unattractive and unsympathetic to the area. They will not blend in with the village and would look more in place in an urban housing estate in say Crawley or somewhere. No thought or consideration has been put into the design.

This site was classed as outside of the Build Up Area Boundary, so is considered "Countryside".

I live in Chapel Road, and the flooding is already an issue every year. Water pours down Chapel Road and having 33 houses on that field will cause even more issues.

The sewage works is consistently a problem, and it has now come to light that Southern Water are going to be closing the Itchingfield site and directing that into the over-worked and failing Barns Green site. Then potentially these 33 more houses and a suggestion that some of the newly proposed housing in Southwater also be diverted here. A completely ridiculous proposal which will lead to serious problems. As I understand it, Southern Water have stated that the Barns Green site can cope with the extra load when it can't cope now! How is it they are allowed to make statements like this when it's clearly untrue?

On top of these 3 main points, there are also the following issues

- Very limited public transport. 5 buses a week
- A large increase in traffic, with the Ashmiles development already impacting the village and narrow country lanes. Also, the extra 39 houses at Sumners Fields, when fully occupied. Two developments in this small village already; overdevelopment is a serious issue here.
- Damage to wildlife, ancient hedgerows and trees
- Damage to character of the village
- Overdevelopment for this small village is totally wrong
- The area around the shop and the pub is going to be severely impacted for parking.

So, to summarise, this proposal is totally unsuitable for Barns Green and the point to consider is that this village is not opposed to more houses, just houses in the wrong locations. We have had The Ashmiles and Sumners Fields, over 100 houses. This site is in the heart of the village and totally unsuitable for building.

Please reject this.

Kind regards

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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