

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 04 September 2026 17:31:04 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 04/09/2026 5:31 PM.

### Application Summary

|               |                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------|
| Address:      | Land Between Muntham Drive and Smugglers' Lane Chapel Road<br>Barns Green West Sussex             |
| Proposal:     | Erection of 31 dwellings with access from Chapel Road including<br>roads, parking and open space. |
| Case Officer: | Alice Johnson                                                                                     |

[Click for further information](#)

### Customer Details

Address: VALEWOOD VALEWOOD LANE BARNES GREEN

### Comments Details

|                      |                                                                                                                                                                                                                                            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                       |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                               |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>                                  |
| Comments:            | Re: DC/26/0933 - Erection of 31 dwellings with access from<br>Chapel Road, including roads, parking and open space<br>I wish to object to planning application DC/26/0933.<br>Having lived in and travelled through a variety of places, I |

recognise that housing development is necessary and that communities cannot simply remain unchanged. However, good development needs to be located appropriately and supported by adequate infrastructure. In my view, this proposal does not achieve that balance and would have a disproportionate impact on Barns Green.

My primary concern is the proposed access onto Chapel Road. This is already a constrained part of the village, particularly around the village shop and public house, where there are regular vehicle movements, parked cars and pedestrians. The introduction of an access serving a further 31 dwellings would significantly increase traffic movements at this location and could create additional risks for pedestrians, cyclists and drivers. Barns Green has limited public transport, meaning that most residents are reliant on private cars for work, education, shopping and other everyday journeys. It is therefore unrealistic to assume that this development would not result in a substantial increase in local traffic.

I am also concerned about the ability of existing infrastructure to accommodate further development. There are already significant questions regarding sewage capacity, drainage and flooding in the area. Until there is clear and convincing evidence that the local sewage and drainage infrastructure has sufficient capacity, I do not believe that additional housing should be approved. The consequences of inadequate infrastructure are not simply an inconvenience to residents; sewage overflows and flooding can cause serious environmental damage and have a long-term impact on the local community.

The environmental impact of the proposal is another major concern. The development would result in the loss of open countryside and could involve the removal or alteration of established hedgerows. These are not simply boundaries between fields; they provide valuable habitats and corridors for wildlife and contribute significantly to the rural landscape. Once established habitats and mature hedgerows are lost, replacing them elsewhere does not immediately recreate the ecological value that has developed over many years.

The loss of this open land would also change the character of Barns Green. The village's relationship with the surrounding countryside is one of its defining features. Development of this scale on land outside the existing built-up area risks gradually eroding the distinction between the historic village and the surrounding rural landscape.

I am particularly concerned that Barns Green has already experienced significant recent development. Adding a further 31 homes, without first demonstrating that the roads, drainage, sewage and other services can cope with existing growth, risks placing an unfair burden on both current and future residents. Development should enhance and support a community rather than continually testing the limits of its infrastructure.

There is also a question over whether the proposed development represents the right type of housing in the right location. New

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housing should respond to genuine local need rather than simply meet numerical housing targets. If development is to take place in a rural community, it should provide a clear and lasting benefit to that community and be supported by the necessary services and infrastructure.

For these reasons, I believe that the likely harm caused by this proposal to highway safety, infrastructure, drainage and sewage capacity, wildlife, the surrounding countryside and the character of Barns Green outweighs its benefits.

I therefore respectfully request that the application be refused.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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