

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2026 17:36:32 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 5:36 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:	Valewood Valewood Lane 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 - Other - Overdevelopment - Trees and Landscaping
Comments:	I would like to object to this planning application, particularly because of the potential impact on traffic, sewage, flooding and the local environment. As a geography undergraduate, I understand that new housing is

necessary, but I also believe that development needs to be sustainable and located where the existing infrastructure can support it. I am concerned that this proposal does not adequately take account of the pressures already facing Barns Green. The proposed access onto Chapel Road is a particular concern. The road is already narrow and has limited visibility in places, with parked vehicles around the village shop and pub and regular pedestrian activity. Adding 31 new homes would inevitably increase the number of vehicle movements through this area. Barns Green also has limited public transport, meaning that many residents rely on cars for work, education and everyday activities. This makes the likely increase in traffic particularly significant. I am equally concerned about sewage and drainage. There are already issues with the capacity of local sewage infrastructure and concerns about sewage overflows and flooding. Increasing the population without clear evidence that the existing system has sufficient capacity seems difficult to justify. Adding more hard surfaces through roads, driveways and buildings could also increase surface water run-off and contribute to flooding, particularly around Chapel Road and the village shop. The environmental impact should also be taken seriously. The development would remove part of the existing countryside and could involve the loss of established hedgerows. These provide important habitats and wildlife corridors for birds, insects and other species, as well as helping to slow surface water run-off and retain soil. It is important that these natural features are not treated simply as empty land available for development. Additionally, I am concerned about the cumulative impact of development in Barns Green. The village has already experienced significant recent growth, and another 31 homes would put further pressure on roads, sewage, drainage and other local services. Looking at developments individually can underestimate their overall impact on a small rural community. I appreciate the need for new housing, but sustainable development should consider much more than simply the number of houses that can be built. It should consider whether the location, infrastructure and environment can support that growth without causing long-term harm. For these reasons, I believe the application would have a significant negative impact on traffic and road safety, sewage and drainage capacity, flooding, wildlife and the rural character of Barns Green. I therefore ask that the application is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton