

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2026 17:40:48 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 5:40 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 Banrs Green

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 wish to object to planning application DC/26/0933 for the proposed construction of 31 dwellings at Chapel Road. I fully recognise the need for additional housing. However, development must be appropriately located and supported by the

necessary infrastructure. In this case, I have significant concerns that the cumulative impacts of the proposal have not been adequately addressed.

The proposed access onto Chapel Road is particularly problematic. This is already a constrained section of road, with limited visibility, parked vehicles and regular pedestrian activity around the village shop and public house. Introducing a new access serving 31 properties would inevitably increase vehicle movements at precisely the point where the road is least able to accommodate them safely. Given the limited public transport available in the village, it is also unrealistic to assume that a significant proportion of journeys generated by the development will not be made by car.

The capacity of local infrastructure is another serious concern. In particular, I am troubled by the existing and reported pressures on the sewage system. Increasing the number of properties connected to infrastructure which is already experiencing capacity issues requires considerably more certainty than appears to have been demonstrated. Sewage treatment is not an abstract planning consideration: inadequate capacity can result in pollution, environmental damage and unacceptable consequences for existing residents.

The same principle applies to surface water and flooding. The development would replace permeable agricultural land with buildings, roads, driveways and other hard surfaces. Even where drainage mitigation is proposed, the additional volume and speed of surface-water run-off must be considered in the context of the existing drainage network and the known flooding issues around Chapel Road and the village shop.

There is also a significant environmental cost to developing this site. The existing fields and hedgerows form part of the ecological network surrounding the village, providing habitat and movement corridors for wildlife. Mature hedgerows also have wider environmental functions, including intercepting rainfall, retaining soil and helping to reduce surface-water run-off. Their removal or fragmentation should therefore not be regarded as an insignificant consequence of development.

More broadly, I am concerned about the gradual erosion of Barns Green's rural character. The village has already experienced substantial development, and the addition of another 31 dwellings needs to be considered in that wider context rather than assessed in isolation. Incremental development can have a significant cumulative effect on traffic, infrastructure, landscape and the relationship between the historic village and its surrounding countryside.

The fact that a site can physically accommodate housing does not necessarily mean that it is an appropriate location for housing.

Sustainable planning requires consideration of whether the infrastructure, transport network, landscape and natural environment can accommodate the additional demand without unacceptable consequences.

In my view, the combination of highway concerns, existing

infrastructure pressures, sewage and drainage capacity, flooding risk, loss of habitat and the cumulative impact of recent development means that this proposal represents an inappropriate form of development in this location.

Kind regards

Telephone:

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