

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2026 18:03:14 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 6:03 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: 1 Oakview Two Mile Ash Road Barns Green

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	Planning policy -Neighbourhood Plan Itchingfield Neighbourhood Plan was approved by referendum on 4th Sept 2025 and made on 8th October 2025.The Neighbourhood Plan considered and overwhelmingly rejected the location as a feasible site for building. Under the current HDC planning framework the site is also deemed undevelopable. The site is outside the Built Up Area Boundary, it is in close proximity

to three listed buildings and it would add a further housing estate in the very heart of our historic village.

As a village we are not opposed to new development but the new development follows shortly onto two other developments in the village and as a number of the properties in the last development remain empty the full impact on the village infrastructure is yet to be assessed.

Infrastructure

The local infrastructure at present cannot cope with any new build. Sewage usage was already exceeding the capability of the Barns Green Treatment Works for the existing population even before the Sumner Fields development. There is also a move to shut down Itchingfield Treatment works and plans have been announced for the Barns Green Treatment works to manage some of the output from the growing Southwater developments. Southern Water have appeared to give conflicting statements but ultimately, they have openly stated they cannot confirm they have capacity and overflow from the Barns Green Works are already polluting the River Adur.

The local electricity infrastructure is also inadequate with houses in the Sumner Fields development being on temporary generators.

The local bus service has a very limited service during the day and no night buses meaning the only realistic choice for most people in the village is to own their own transport.

Highway Safety and Traffic

The proposed development will lead to increased traffic volume. The access to the Shanly development is proposed to be opposite the Queens Head Pub. Parking for the Queens Head and Barns Green Stores, which is in close proximity to the pub, tends to along the road which results in a narrowing of the road at this point. To have an additional road access at this point is likely to lead to increased congestion and an increased risk to both the safety of pedestrians and increased vehicular accidents. Changes to parking could seriously impact the viability of these vital assets to the village community.

In conclusion I object to the proposed development. It is not a site allocated in our Neighbourhood Plan, the village does not have the infrastructure and the increased traffic would be detrimental to our rural village

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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 E
aton