

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2026 22:49:24 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 10:49 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:	57 The Hordens Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I object to the above application on a multitude of points Barns Green is a small village with very few opportunities for employment - there is no train station and an extremely limited bus service, no Dr's or dentist, forcing inhabitants to be commuters by car. The roads are already struggling under the

huge increases in traffic caused by local and adjacent expansions, there are many narrow lanes which are in keeping with the rural setting but unsuitable for these relentless increases in traffic.

The position of this site is opposite two of the main village amenities creating a dangerous junction on a narrow road and has the potential to ruin both of these vital businesses.

The proposed access would involve the destruction of an ancient hedgerow, destroying valuable habitat and having a visibly detrimental effect on the heart of the village. The proximity to many listed buildings is also a huge cause for concern, apart from the permanent destruction of their rural setting there is a structural risk especially to Bennetts as construction traffic would be extremely close and ongoing for many many months.

This area is also prone to flooding and the site in question acts as an invaluable soak away field helping to limit the waters that rush down Smugglers Lane - the bridleway/ancient right of way that runs along the edge of the proposed site.

The local water treatment works are not able to cope with current demand and regularly discharge sewage into Parsons Brook - and this is happening even before the nearby development at Sumners Fields is fully occupied.

Muntham House School is also increasing its pupil numbers each year and though not included in residential population figures it too is obviously putting more strain on the local water treatment works - these facilities need to be future proofed before any more developments should even be considered as they are already failing at current levels.

This site is outside of the built up area boundary and as such was rejected as a possible site from the neighbourhood plan many years ago when it was proposing 25 houses and this has now jumped to 31, a huge increase in an already unpopular site.

There is limited need for housing in the village as shown by the many empty properties at the newly developed Sumners Fields. There is also an approved development site (at the old school site) in Itchingfield which has yet to be developed through lack of interest.

The over-development of such a rural area is unjustified and would ruin the entire aspect of the village.

Kind regards

Telephone:

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