

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 September 2026 10:43:39 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 05/09/2026 10:43 AM.

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:	4 Peskett Close Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Trees and Landscaping
Comments:	I object to this application on highway safety, accessibility, drainage/flood risk and environmental grounds. The existing local roads already appear to be under considerable pressure, including traffic associated with Sumners Pond. Adding 31 dwellings would increase traffic on rural roads which, in my view, are not well suited to further development.

There is no continuous safe pedestrian route to Horsham, while local bus services appear inadequate to provide a realistic alternative to private car use. This risks increasing car dependency and raises questions about the sustainability and accessibility of the proposal.

I am particularly concerned about drainage and flooding. The Lead Local Flood Authority consultation response dated 28 August 2026 (DC/26/0933) ****objects**** and identifies notable modelled flood risk on the public highway at the proposed access. It also requires confirmation of connection levels and evidence of agreement to connect to and upsize the existing culvert.

There are also unresolved ecological concerns. The ****Place Services Ecology** consultation response, dated 3 September 2026 (ref. 21046)******, raises a holding objection because further bat surveys and assessment are required. Nine bat species were recorded, including Barbastelle.

The Environmental Health response dated 26 August 2026 also identifies the need for further targeted contamination investigation around the existing stables, particularly beneath/within the proposed garden area.

I ask the Council to ensure that affordable housing provision and biodiversity mitigation are appropriate and proportionate to the development's impacts.

For these reasons, I believe the application should be refused unless these outstanding matters are satisfactorily resolved.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

