

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 September 2026 09:25:54 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 06/09/2026 9:25 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: 17 Smugglers Way Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Formal Objection to Planning Application DC/26/0933 Location: 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 I wish to register my formal objection to the above planning

application. My concerns relate to significant and demonstrable harm across highways safety, infrastructure capacity, drainage, heritage impact, and cumulative loss of community facilities. My grounds for objection are set out below.

1. Highways Safety and Traffic Impact on Chapel Road

The proposed access point is located directly opposite the Queens Head public house car park and immediately adjacent to the village shop-an area which is already a traffic bottleneck. This stretch of Chapel Road is narrow, constrained, and frequently obstructed by on street parking, delivery vehicles for both the shop and pub, and serves as a pick up point for the school bus serving The Weald.

The application relies on traffic calming measures previously proposed under DC/25/2057 (Miller Homes), an application that has already been refused. The current proposal therefore depends on highway alterations that are not approved and cannot be assumed deliverable.

Widening Chapel Road to accommodate an additional junction would require removal of the established hedgerow, causing unacceptable harm to the historic landscape setting and the adjacent listed cottage.

The WSCC Highways consultation response contains factual inaccuracies, including reference to a "care home" when assessing trip generation. The application is for residential dwellings, and the trip rates used are therefore incorrect. Furthermore, WSCC Highways states that the location opposite the pub car park does not affect junction functionality, yet this conclusion appears to be based on a previous site visit undertaken for DC/25/2057. There is no evidence of a fresh assessment specific to this application.

Visibility for vehicles exiting The Hordens or manoeuvring around parked cars is already severely limited. Introducing a new junction at the precise point where vehicles queue to pass parked cars will materially increase collision risk and create additional hazards for pedestrians, including schoolchildren.

For these reasons, the proposal fails to demonstrate safe and suitable access as required by NPPF paragraphs 110-111.

2. Inadequate Public Transport and Unsustainable Travel Assumptions

The applicant's travel plan is based on unrealistic assumptions about public transport availability. The weekday bus service to Horsham requires arrival at 07:00 and departure at 16:35, which is incompatible with standard working hours, medical appointments, and college timetables. There is no weekend bus service, rendering public transport unusable for retail, hospitality, or shift workers.

School bus provision is similarly limited. Services to Tanbridge

House, Millais, and Forest do not support after school activities, with the last return bus departing Horsham at 16:35. Changes to school schedules frequently disrupt timetables, leaving parents reliant on private vehicles.

The transport statement claims that Christ's Hospital station is accessible via a 13 minute cycle ride. This assessment ignores the steep terrain, lack of lighting, absence of safe winter footpaths, and the impracticality of cycling in darkness or poor weather.

The cumulative impact of the Sumners development is not yet known, as most homes there remain unoccupied. It is therefore premature and unsafe to assume that the rural road network can absorb further traffic.

The proposal does not meet NPPF sustainability requirements, as it will inevitably increase private car dependency.

3. Sewage, Wastewater and Surface Water Drainage Capacity
The existing sewage network is already under strain. The main 175mm pipe running through Smugglers Way and over Muntham Gill is insufficient to accommodate additional loading from both the Sumners development and the proposed 31 dwellings. Southern Water's record of foul discharge into Parsons Brook, a tributary of the River Adur which runs through Knepp Castle estate an area of nationally recognised rewilding, is poor and additional housing will inevitably exacerbate the problems.

Muntham Gill, although often a trickle in summer, becomes a fast flowing torrent during heavy rainfall. The winter floods of 2013/14 affected the pub, shop, and properties in The Hordens. Increased discharge from the proposed SUDs system risks exacerbating downstream flooding.

The site itself acts as a natural surface water run off area from Muntham House. In winter, both the public bridleway and Smugglers Lane become virtually impassable due to mud and waterlogging. The application does not adequately address how additional run off will be managed.

The proposal therefore fails to demonstrate compliance with NPPF paragraph 167 regarding flood risk.

4. Loss of Sports and Recreation Opportunities Through Cumulative Development
Over the past 15 years, the parish has lost two sports pitches:
- the former infants' school pitch (now Barns Green Primary School), and
- the junior school pitch at Itchingfield, which remains unused and unmaintained.
This leaves only one pitch at Barns Green playing fields, placing pressure on junior and adult teams. Barns Green has a long and

distinguished sporting heritage-cricket for over 166 years and stoolball for at least 128 years-alongside football, rugby, tennis, and stoolball clubs.

The proposed development would remove further green space that could otherwise support much needed sports and recreation facilities. This is contrary to local plan policies on community infrastructure and open space provision.

5. Harm to Heritage Assets and Village Character

The site lies adjacent to a listed building and borders Smugglers Lane, a historic route integral to the village's identity. Smugglers Lane derives its name from the traditional path used by smugglers leaving the pub with contraband. Its rural character would be fundamentally altered if enclosed by a modern housing estate.

This part of Barns Green remains largely unchanged, framed by historic cottages, the pub, and the village shop. Residents deliberately voted not to include this site in the Neighbourhood Plan in order to preserve its character.

The proposal would erode the historic core of the village and is inconsistent with NPPF paragraphs 199-202 relating to heritage impact.

6. Cumulative Impact on Village Identity and Rural Settlement Pattern

Barns Green is a small rural village. With extensive housebuilding already occurring across the wider district, it is essential that smaller settlements retain their scale and identity. Continuous infill of every available green space will irreversibly alter the countryside and undermine the rural character that residents value.

The proposal represents inappropriate expansion in a sensitive location and conflicts with the established settlement pattern.

Conclusion

For the reasons set out above-highways safety concerns, unsustainable transport assumptions, inadequate drainage capacity, loss of recreational potential, heritage harm, and unacceptable impact on village character-I respectfully request that Horsham District Council refuse planning application DC/26/0933.

Kind regards

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