

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2026 22:09:54 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 08/09/2026 10:09 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: 53 The Hordens Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	1. Highway Access and Parking - The road outside the shop and pub is already extremely busy with cars parking on the road. This makes it very difficult to safely join this road from nearby junctions, particularly The Hordens as it is not always possible to see there is something coming. More houses will equal more cars and

worse parking issues - making it even more difficult to join the road. There is also a school and park nearby making it dangerous for children. There is very limited bus service to the village and so many more cars will be on the surrounding roads contributing to highway maintenance, traffic volume and emissions.

2. Loss of General Amenity - Building here will destroy the rural and village feel of the area. This area is at the heart of the village and what makes it feel like a lovely rural village, more buildings here will destroy this feel. Particularly as it is next to a field with grazing animals and historic, listed buildings.

3. Overdevelopment - The area has had it's fair share of development recently. There is the new recent development at Sumners as well as the Ashmiles. This already puts further pressure on local services such as electricity, gas and water/sewage. The new Sumners development already has electricity issues and has had to use generators to ensure enough electricity.

The sewage works capacity is already exceeded for the existing community, even before the most recent addition at Sumners and discharge of raw sewage as an overflow due to volume is a matter of serious public health and environmental concern, which would only be made worse by the proposed development.

Plans have been announced to use the Barns Green Sewage Treatment Works for transfer of output from the growing Southwater developments and there are moves to shut down capacity in the Itchingfield works. Under plans disclosed, output from both would be diverted to the Barns Green Works which has already been stated not to have capacity for the homes already here, let alone the proposed development. Southern Water have openly stated that they cannot confirm capacity, and have given numerous conflicting and erroneous statements. Their performance does not support more development, and recent legal proceedings raise questions about confidence in them as a competent service provider.

Overflow from Barns Green Sewage Treatment Works is already routinely polluting the Adur and adding further development will only add to the sewage and negative impact on the environment.

4. Trees and Landscaping - The development is reliant on removal of the hedgerow which runs along the edge of the site area at the proposed exit onto Chapel Road. This is wanton destruction of our already-diminishing wild habitat. Aside from the flora and fauna which are present in an established hedge, being a refuge for wildlife, the hedge acts as a buffer, holding soil on the land, so that it does not enter water courses, reducing surface runoff. The location of the site access already has photographic evidence of flooding. Massive reduction of exposed soil, and a road access at this point will exacerbate the issue. The hedge also contributes

to the overall rural character of the village.

5. Other - Increase in risk of flooding as a result of run-off from the development. The increase in building coverage will make worse the tendency for water to shed down towards Chapel Road, where the village shop is already prone to flooding during wet periods.

The proposed development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside'. This contravenes Policy 26 in the made HDC Local Plan.

Kind regards

Telephone:

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