

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2026 13:04:19 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 1:04 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: 2 PATHFIELD COTTAGES, CROSS Lane Barns Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to object to planning application DC/26/0933 for the erection of 31 dwellings with access from Chapel Road. My objection is not simply to development in principle, but to the scale, location and impact of this particular proposal. I do not believe that 31 houses on this site represent appropriate or

sustainable development for Barns Green.

My principal concern is that the proposal appears to conflict with the existing planning framework for the area. The site lies outside the Built Up Area Boundary and is currently defined as countryside. It is also identified as unsuitable for development in the existing Horsham District Planning Framework and SHELAA, as well as in the recently made Itchingfield Neighbourhood Plan. Horsham District Council has itself stated that the Neighbourhood Plan carries full weight as part of the development plan for the area.

There is also a significant question of scale. Even the emerging Local Plan allocation is for 25 homes on the site. This application proposes 31, an increase of 24 per cent. That is not an insignificant variation, particularly in a rural village which has already experienced substantial recent development. The density and character of the proposed development would, in my view, sit uncomfortably with the surrounding properties and fundamentally alter this part of the village.

I am also very concerned about traffic and highway safety. The proposed development would introduce a new vehicle access onto Chapel Road at what is already a difficult point in the village. The combination of limited visibility, existing traffic and parking around the village shop and pub means that adding the vehicle movements generated by another 31 households is likely to make the situation materially worse. Barns Green also has limited public transport, so it is unrealistic to assume that a significant proportion of journeys generated by the development will be made other than by car.

The pressure on local infrastructure is another serious concern. In particular, there are already questions about the capacity of the Barns Green sewage treatment works, including existing overflow into the Adur. The addition of 31 further properties can only increase that pressure. There have also been problems with the electricity infrastructure serving recent development in the village. It would be difficult to regard further development as sustainable unless adequate infrastructure can first be clearly demonstrated. Flooding also needs careful consideration. The site naturally sheds water towards Chapel Road, where flooding already occurs during periods of heavy rainfall. Increasing the amount of developed and impermeable land, together with the proposed new access, risks making that situation worse.

Finally, there is the wider impact on the rural character of Barns Green. The Neighbourhood Plan Landscape Character Assessment identifies the fields in this area as important small pastoral fields. Development would replace part of that rural setting with a relatively dense housing estate and would require removal of hedgerow at the proposed Chapel Road access. This is not simply a question of somebody losing a view. It is a material change to the landscape character and setting of the village. Taken individually, each of these issues deserves serious consideration. Taken together, the conflict with the development plan, the scale of the proposal, highway safety, infrastructure

pressures, flooding and the loss of rural character provide strong grounds for refusing the application.
I therefore ask Horsham District Council to refuse planning permission for DC/26/0933.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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