

From: Planning@horsham.gov.uk
Sent: 18 August 2026 11:26
To: Planning
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 18/08/2026 11:26 AM from [REDACTED].

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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	9 Smugglers Way Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	There is already a serious problem with traffic on Chapel Road, caused by parking for the shop and the public house. Drivers in both directions cannot see if they have a clear route through which in effect is a single track lane. The entrance for the proposed development is literally at the start of the pinch point. Entering and exiting the site will be difficult and potentially dangerous, recently the increased day pupils at Muntham House has meant that many taxis are also using Chapel Road in the morning and afternoon to deposit and collect pupils adding to the problem. The proposed development will only add to the traffic on a road that cannot handle the current load.

The bus service in the village is inadequate and force residents of the development into car usage which will further compound the traffic problems highlighted above.

The sewage system has already been deemed as inadequate, in wet periods water run off travels down Chapel Road and floods the shop, the proposed development will only increase pressure on electricity, gas, water and sewerage.

The proposed development is contrary to the rural character of the village, it will be built next to Bennets which is a listed building and of considerable historical interest and would compromise its overall setting g. The development would represent a disproportionate increase in the number of dwellings in the parish out of alignment with neighbouring properties following closely after the 2 recent developments in Barns Green.

The site is deemed undevelopable under both the current made Horsham District Planning Framework and SHELAA and the recently made Itchingfield Neighbourhood Plan.

The recent Sumners Ponds development has struggled to sell, even with price reductions from a developer keen to exit the site, this casts doubt on the viability of the development.

Where did you
hear about this
application?

Site Notice

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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