

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 September 2026 12:26:19 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 04/09/2026 12:26 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: 1 Oak View, Two Mile Ash Road, 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 - Other - Overdevelopment
Comments:	I am writing to object to planning application DC/26/0933 Erection of 31 dwellings with access from Chapel Road, including roads, parking and open space. Planning Policy and conflict with made Neighbourhood Plan

Under both the current Horsham District Planning Framework and the made Itchingfield Neighbourhood Plan the site is deemed undevelopable. I note that HDC endorsed the Itchingfield Neighbourhood Plan stating that it 'carries full weight as part of the development plan for this part of the district'.

The area lies outside the Built-Up- Area Boundary, contravening Policy 26 in the made HDC Local Plan.

During the drawing up of the Itchingfield Neighbourhood Plan the community gave an overwhelmingly negative response to this area being put forward for development.

It should be noted that the as yet not made HDPF indicates the site could potentially support 25 homes. The application indicates 31 a 24% increase in the recommended number.

Issues with Utilities, Services and Highway

The issues with sewage overflows from the Barns Green Water Treatment Works and lack of electrical supply to the recently constructed Sumners Field development highlight the strain that local services are under. Southern Water appear to be unable to ascertain the capacity of their treatment works and have already decided to close the Itchingfield works diverting effluent to Barns Green. There is local evidence that the current treatment works is unable to cope with the current load being placed on it without adding to the burden. An additional 31 homes would certainly mean a much higher level of discharge pollution.

The fact that houses in Sumners Field are still not connected to the wider electrical supply network and being fed from generators is clear evidence that the electrical utility is also struggling.

The development should not be considered until the utilities have completed upgrades to their infrastructures that would enable a robust electrical supply to the community without any degradation and adequate sewage treatment ensuring no discharge into the local water courses.

Barns Green is a rural village with a poor public transport link. The development would increase traffic flows through the village both during and post construction. The proposed entrance onto Chaple Road is at a pinch point, likely to flood, adjacent to and opposite three old buildings. It is relatively near the newly installed road crossing used by parents and children crossing Chapel Road to get from the car park to the school.

Local Environment

The proposed development contains the wrong housing mix and an inappropriate architectural style more in keeping with an urban site. It would represent a disproportionate increase in the number of dwellings in the Parish.

The proposal is adjacent to a Grade II listed building, Bennetts. There is a risk that the works and resultant changes in permeability of the land behind and adjacent to Bennetts will have an adverse impact on the Grade II listed structure.

Kind regards

Telephone:

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