

From: Planning@horsham.gov.uk
Sent: 08 September 2026 15:20
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 08/09/2026 3:19 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: 5 Muntham Drive 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 - Loss of General Amenity - Overdevelopment
Comments:	Tanglewood 5 Muntham Drive Barns Green West Sussex RH13 0PT 8th. September 2026 Planning Department Horsham District Council

Parkside
Chart Way
Horsham
RH12 1RL

Dear Sirs

Your ref: DC/26/0933, Land between Muntham Drive and Smugglers Lane, Chapel Road, Barns Green.

I would like to object to the development of the field south of Muntham Drive on the following grounds:

1) The proposed area lies outside the current 'built up area boundary' (BUAB) and is defined as 'countryside'. To build on this would contravene Policy 26 of the HDC local plan. In the draft Local Plan (2025-2040), Horsham District Council has arbitrarily redrawn the BUAB of Barns Green to include this field without consultation with the local community and therefore in contravention of National Planning Policy Framework 15 which requires planning authorities to shape places 'in a way that reflects local needs and community preferences.' A 'built up area boundary' is defined as the line that separates the built up area from the countryside. Currently Chapel Lane provides an 'existing defensible boundary' to the village (as does the Sumners Ponds campsite for the new Sumners Ponds development). The fields west of that line, including this field, are countryside and there have been no applications approved to build on them. There would no longer be an 'existing defensible boundary' to the west of the village if this development were permitted.

2) Flooding. Contrary to the GPA3 Assessment, the proposed site is not 'broadly flat' as stated. It is on a slope of clay based soil which does not drain easily. Already, in times of heavy rain, a great deal of surface water runs down the fields north of Smugglers Lane onto Chapel Lane. The village shop was badly damaged by flood water a few years ago and the drains are not able to cope with the current surface run off during heavy rainfall (see attached photograph showing water gushing out of the field onto Chapel Road). Building on the proposed field would increase the likelihood of flooding on adjacent housing, including the local shop and the following listed buildings: Bennetts, Blacksmith's Cottage, The Queen's Head and Heron's Reach (at the village shop). The IAWPA flood risk assessment shows that on 9.2.26, Well 2 was full (water was at 0.00m i.e. ground level) so that all rainwater was running off the surface and onto Chapel Road. This already discharges into the existing, overwhelmed and inadequate foul sewage network. Covering the area with buildings and roads will obviously make this worse.

This application should be refused because:

1. It would destroy the 'existing defensible boundary' on the west of the village.
2. The area is susceptible to flooding, impacting on adjacent buildings.

Yours faithfully

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

