

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 October 2026 13:18:12 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 06/10/2026 1:18 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: 48 The Hordens, 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to this application as follows: - The site has ben recently upgraded from not developable in the

current HDC local Plan, to developable, in the developing HDC Local Plan and was excluded for development in the made (11/2025) Itchingfield Neighbourhood Plan. The number of homes proposed in the developing local plan is 25. The number proposed in the application is 31. This together with the adjacent development under DC/25/2057. Refused by Itchingfield Parish Council and HDC, but probably still subject to an appeal. will constitute gross over development on a site that is integral to the aspect and setting of the village of Barns Green and three listed dwellings, "Bennets", "Herons Reach" and "Little Slaughterford", as well as the further destruction of an ancient hedge..

The proposed access road to the site will make the third such junction om Chapel Road in less than 200 metres, has poor sight lines and will constitute a greatly increased risk of accident close to a designated pupils crossing place for Barns Green School. It will also excacerbate the parking issues caused by visitors to the Queens Hewad pub and The Barns Green Village Store. Should this application be accepted then the access to the site should be via the access to DC/25/2057 site, but via a roundabout at the junction with The Hordens, as proposed by The Itchingfield Parish Council. These two sites must be considered as if they were one.

The site cannot be developed as there is no capacity in the Southern Water's sewage treatment plant in Emms Lane. This was thoroughly demonstrated at the committee hearing for DC/25/2057. There is also not sufficient capacity in the SSE electricity supply as demonstrated by the the 9 currently sold dwellings in the Sumners Fields development still needing generator supply, also demonstrated at the committee hearing for DC/25/2057.

The fact that so few properties in The Sumners Field development have been sold, and that the "affordable" dwellings in the development had to be regraded as "co ownership" properties as no housing association was willing take on the properties, clearly shows that there is no "need" for more housing in Barns Green.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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