

From: Planning@horsham.gov.uk
Sent: 09 September 2026 08:04
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 09/09/2026 8:03 AM.

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: 3 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 - Other - Overdevelopment - Trees and Landscaping
Comments:	Dear Planning Officer, I am writing to share my concerns regarding the above planning application. While I understand the need for new housing in the district, I do not believe this particular proposal is appropriate for this site, for the reasons set out below. Policy Conflicts The site falls outside the Built-up Area Boundary and is designated as Countryside, which

appears to conflict with Policy 26 of the HDC Local Plan. I would also note that the Itchingfield Neighbourhood Plan (2025), which HDC has confirmed carries full weight in decision-making, does not identify this site for development. I would ask that this be given due weight in the council's consideration.

Scale of the Development

The draft HDC Local Plan indicated 25 homes for this site, whereas the applicant is now proposing 31 - a 24% increase. I would welcome clarity on what has changed to justify this uplift.

Design and Local Character

I have some reservations about whether the proposed designs sit comfortably within the local vernacular. HDC's own Planning Framework (Policy 34) asks that development reinforce the special character of the area, and I would encourage the council to look closely at whether this scheme achieves that.

Infrastructure

- Southern Water has not been able to confirm adequate sewage treatment capacity.
- Electrical infrastructure locally has struggled before - residents in the recently built Sumners Fields reportedly relied on temporary generators for some months.
- The proposed site access has previously shown signs of flooding, and I am concerned that removing exposed soil and adding a new road here may make this worse.

Environment and Habitat

I would ask that the council seek clarity on the presence of Wild Service trees on the site, which can indicate Ancient Woodland, before any decision is made. I also understand the proposed access may require removal of established hedgerows, which I hope can be avoided or fully assessed given their value to the local habitat.

Housing Mix

I understand the proposed affordable housing is heavily weighted towards 1- and 2-bedroom units (72%), while the Housing Register suggests the greater local need is for 3-4 bedroom family homes (61%). I would also ask whether a provider has yet been confirmed to finance and manage these homes, as I understand this is not yet settled.

Housing Need Locally

In addition to the point above I would also argue that the nearby Sumners Fields development should be taken into consideration. A number of homes remain unsold and building has paused, I would suggest the council should consider this when weighing the calculated housing need for this area.

Traffic and Access

I am concerned about the proposed new vehicle access onto Chapel Road, which is at a pinch point with limited visibility. An estimated 90 additional vehicle movements per day feels like a significant increase for this stretch of road, and I would ask that a thorough road safety assessment be carried out, particularly considering the cumulative effect of other nearby developments.

Public Transport

Given how infrequent and unreliable public transport is in this area, I am concerned that this development will add further pressure to a community already reliant on private cars.

Rural Character and Heritage

Finally, I would ask the council to weigh carefully the impact on the character of the village. The Neighbourhood Plan's own Landscape Character Assessment describes these fields as important small pastoral land, and I believe their loss - particularly so close to listed buildings such as Bennetts, Blacksmith's Cottage, and the Queen's Head - would be a real loss to the area's rural character. I understand Bennetts has no foundations and may be vulnerable to structural impact both during and after construction, which I hope can be independently assessed.

I appreciate the difficult balance the council must strike between housing need and protecting our local area, and I hope these points can be given fair and careful consideration.

Thank you for taking the time to read my comments.

Yours faithfully,


3 Muntham Drive, Barns Green, RH13 0PT

9th September 2026

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton