

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 September 2026 09:49:10 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 09/09/2026 9:49 AM.

### Application Summary

|               |                                                                                                   |
|---------------|---------------------------------------------------------------------------------------------------|
| Address:      | Land Between Muntham Drive and Smugglers' Lane Chapel Road<br>Barns Green West Sussex             |
| Proposal:     | Erection of 31 dwellings with access from Chapel Road including<br>roads, parking and open space. |
| Case Officer: | Alice Johnson                                                                                     |

[Click for further information](#)

### Customer Details

|          |                                     |
|----------|-------------------------------------|
| Address: | 1 Muntham Drive Barns Green Horsham |
|----------|-------------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                                                                                        |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Overdevelopment</li></ul>                                                                                                                                                                                                     |
| Comments:            | <p>I strongly object to the proposal for 31 homes between Muntham Drive and Smugglers' Lane. Barns Green has already taken a great deal of development, but its roads, drainage, sewage and local services have not kept pace. This is the wrong site and the wrong time for another major scheme.</p> <p>Main concerns</p> |

It goes against the Neighbourhood Plan: The recently adopted Itchingfield Neighbourhood Plan does not identify this site for housing and points to the former school site instead. Local people took part in that process and their views should mean something.

Flooding and drainage are already serious problems: Chapel Road is a low point and has flooded before, affecting the shop and pub. The site is currently a meadow that helps soak up water. Building on it will remove that natural drainage and could make flooding worse, especially as heavy rainfall is becoming more frequent.

The sewage system is not coping: There are longstanding concerns about sewage discharges in heavy rain. It is not acceptable to approve more houses first and hope the wastewater system can be fixed later. Southern Water must show, before any decision, that the network and treatment capacity can cope.

The roads are already under pressure: Chapel Road and the Muntham Drive junction are narrow and busy, particularly around school times. More homes mean more cars, more turning movements and more risk for children, pedestrians and cyclists. Public transport is poor, so most new journeys will be by car.

The impact must be looked at as a whole: These 31 houses cannot be treated as an isolated scheme. The Council must take account of Sumners Fields and all other development in and around Barns Green. The village has had years of construction traffic, road damage and disruption already.

The village will lose part of its rural character: This field, its hedgerow, bat population and its open setting are part of what makes Barns Green a rural village. Development here would push the built-up area further into the countryside and could affect the nearby listed building.

I ask Horsham District Council to refuse DC/26/0933. The proposal is not supported by the plan-led approach the community was promised and it risks making existing flooding, sewage, traffic and infrastructure problems worse.

Let's keep Barns Green green!

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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