

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 September 2026 17:00:59 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 03/09/2026 5:01 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: 10 Smugglers Way 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 very strongly object to the application DC/226/0933 Shanly Homes. 1/ Sewage Discharge & Capacity of Treatment Works. Southern

Water are unable to confirm the capacity of the inadequate sewage treatment works, which can not cope with the current usage and have already contaminated Parsons Brook.

2/ Conflict with the Neighbourhood Plan.

The Itchingfield Neighbourhood Plan 2025 is made. HDC, who endorsed the plan, stated that it 'carries full weight as part of the development plan for this part of the district'. The INP does not include this site for development.

3/ Flooding- Roadway Surface Water and Other Runoff.

There is already photographic evidence of water run off and flooding. The development of this site will exacerbate this issue and cause flooding, to the road though the village and to the village shop and pub.

4/ Over Development.

The draft HDC Local Plan allocated 25 homes on the site. The applicant posits 31- a increase of 24% Unjustified. Sumners Fields, recent and nearby, has many unsold properties and build woke has stopped.

5/ Conflicts with the Countryside Policy.

The proposed development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside'. This contravenes Policy 26 in the HDC Local Plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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