

From: Planning@horsham.gov.uk
Sent: 09 September 2026 22:26
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 10:26 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:	24 Smugglers Way Barns Green West Sussex
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I wish to object to the proposed 31 dwellings with access from Chapel Road in Barns Green. Application reference DC/26/0933. I have lots of concerns that this proposal would pose threat to local species, harm the appearance of the village and put strain on local infrastructure and services. The proposed development would pose a significant threat to the wildlife that currently inhabits and relies upon this area. Deer, [REDACTED] and hedgehogs are regularly found in the surrounding countryside, and there are is also a buzzard present in the area. Building on this land would result in the loss and disturbance of natural habitat, increased traffic and human

activity, and could disrupt established wildlife routes. The potential impact on these species should be properly assessed before any development is permitted.

The proposed development would have a detrimental impact on the appearance, character and rural setting of our small village. The existing village has a distinct rural character, and introducing a further development of housing would change the appearance and feel of the area. I believe the scale of development would be inappropriate for the character of the village and would result in the gradual loss of its rural identity.

Our village does not have the infrastructure or services necessary to support a significant increase in the number of residents. Public transport is extremely limited, with only one bus service which is already very irregular. The village is also particularly vulnerable to flooding, and flooding has previously caused major disruption, at times leaving the village isolated for a couple days. This has happened a few times over the years.

The village has only one local shop and one pub, with very limited other facilities and services available locally. Our roads are also not in good condition and are not well equipped to accommodate a substantial increase in traffic. Adding further housing would inevitably place additional pressure on already limited infrastructure, roads, public transport and local services.

For these reasons, I believe the proposed development would have a disproportionate, and harmful impact on our small rural village. I respectfully ask the Planning Authority to take these concerns seriously and refuse the application.

For these reasons, I respectfully ask the Local Planning Authority to refuse planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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