

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 09 September 2026 22:30:31 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 10:30 PM.

### 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

|          |                                      |
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| Address: | 26 Finians Field 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>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li></ul>                                                                                                                                                                                                      |
| Comments:            | <p>I would like to object to the application for development of the land north west of Chapel Lane &amp; South of Muntham Drive (DC/26/0933) for the following reasons.</p> <p>Infrastructure &amp; Services:<br/>The Sewage Works is over the capacity of the limit stated by Southern Water. This is even before the recent addition of</p> |

Sumners Fields to the parish. Plans have been announced to use the Barns Green Sewage treatment works for transfer of output from the growing Southwater developments. There are moves to shut down capacity in the Itchingfield works. Under plans disclosed, output from both would be diverted to the Barns Green Works. Discharge of Sewage into the stream is a real problem. Already the current overflows from the Barns Green sewage treatment works are threatening the River Adur Restoration Project. These seriously damaging overflows will increase if the application is not refused. Southern Water have openly stated that they cannot confirm capacity, and have given numerous conflicting and erroneous statements. Their performance does not support more development, and recent legal proceedings raise questions about confidence in them as a competent service provider.

Flooding - roadway surface water and other run off is already a problem in the parish. We have regular flooding in the area. Extra development is going to make this a more regular occurrence. It's a serious problem for our parish and should not be dismissed without proper remedies being put in place. I would like to see any development plans showing a solution to this problem and a plan to prevent it happening at the developers own cost.

Electricity supplies - the current infrastructure is not adequate for the houses currently on the network. The recent houses of Sumners fields are not even able to connect to the network and those occupied are being supplied by generators off grid. Any new development needs to show a realistic plan for upgrading of the electricity network to eliminate issues with electricity connection. The parish has regular power outages throughout the year, this demonstrates the current network is not good enough to support current capacities. To support additional dwellings there would need to be an immediate upgrade to the network before any planning be considered.

Highway, safety, traffic, & parking:

The new access road onto Chapel Road will cause congestion and increase the risk of accidents. This is a rural community with roads rapidly becoming unsuitable for existing traffic flows, increasing this will only make this worse.

Public transportation is non existent in the parish. The only feasible way to connect with towns outside of the village is by private car. Roads connecting to the nearest train station or neighboring villages are not safe for pedestrians.

Planning Policy:

This development conflicts with the Countryside Policy, the development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside' where development should only be permitted if essential.

The development is not one of the identified sites in the Neighborhood Plan and is not meeting proven local housing demand in an appropriate manner, and should be refused. I

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believe the site was deemed undevelopable under the neighborhood plan.  
The Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as 'important small pastoral fields'. Building here will destroy the current Rural Amenity bestowed by the field with grazing animals adjacent to historic buildings.

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Kind regards

**Telephone:**

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



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