

From: Planning@horsham.gov.uk
Sent: 09 September 2026 23:19
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 11:19 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:	Okewood Emms Lane, Barns Green Horsham
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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 - Overdevelopment - Trees and Landscaping
Comments:	As long standing resident (over 40 years), I wish to object to the above application for the following reasons: This development application is not one of the identified sites in the Neighbourhood Plan and is not meeting proven local housing demand in an appropriate manner, and should be refused. Furthermore this is speculative housing development which is not essential to the location, and would further urbanise the village and destroy a rural countryside green field which is in contradiction of the Countryside Policy.

The proposed road layout for the housing may also jeopardise the viability of the community pub, village shop and post office which are essential to elderly residents due to the limited public transport.

Additionally the proposed development will also significantly damage the environment in a number of ways, including important habitat loss.

It will exacerbate the already serious issues regarding surface water flooding and the treatment of and pollution by sewage. Already the current overflows from the Barns Green sewage treatment works are threatening the River Ardur Restoration Project. These seriously damaging overflows will increase if the application is not refused.

For the following reasons I object to this Application.

1. Discharge of Sewage into Stream from Sewage Works which is over the capacity limit stated by Southern Water
2. Flooding - Roadway Surface Water and Other Runoff which will increase the regular serious incidents of flooding in this area
3. The Removal of Ancient Hedges which are such an important wildlife habitat, help retain surface water runoff and which also will remove the existing natural village boundary.
4. Harm to Ancient Woodland and Other Habitat Loss
5. Inadequate Infrastructure including Electricity Supply which is demonstrated by the facts that a generator is needed to supply the new Sumners Fields Development
6. Traffic Generation and Parking Impact adjacent to the village shop and the cumulative impact of additional traffic generation
7. Public Transport Limitations and Issues
8. Loss of Village Amenity with the field no longer available for community and charity events
9. Village Character, Listed Buildings and Heritage Impact on the area noted in the Neighbourhood Plan as important pastoral fields
10. Loss of Rural Amenity created by the field with animals grazing adjacent to historic buildings
11. Inappropriate House Design and Density, the house designs are imposingly high and the density is urbanisation
12. Bats loss of habitat

Yours faithfully

[REDACTED]
Okewood,
Emms Lane,
Barns Green,
Horsham,
West Sussex
RH13 0QQ

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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