

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2026 00:40:37 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 10/09/2026 12:40 AM.

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: 11 The Hordens 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
Comments:	I strongly object to this proposed development on the following grounds: 1. Conflict with Itchingfield Neighbourhood Plan Following a lengthy process of consultation within the community,

the Neighbourhood Plan for the Parish was recently approved by an overwhelming majority in a referendum on 04 Sep 2025 and Made on 08 Oct 2025. While provision for development of additional housing in the Parish is detailed in the Plan's Housing section primarily on two sites, the site of this application DC/26/0933 was considered through the rigorous call-for-sites and assessment process and rejected, being deemed undeliverable. It is outside the Built-up Area Boundary. The Landscape Character Assessment in the Neighbourhood Plan describes the fields north and west of the village as 'important small pastoral fields'. Building here will destroy the current Rural Amenity of the field with grazing animals adjacent to historic buildings. This planning application therefore conflicts directly with the current Neighbourhood Plan in force.

2. Traffic, Safety and Parking

Public transport provision in Barns Green is extremely limited, not permitting access to Horsham by bus on any weekday at hours which would allow working in Horsham in a standard 9 to 5 job. Residents in the proposed development would need to use their cars daily to access their jobs and services, as do current Barns Green residents, putting over at least 50 more cars onto Chapel Road. This road is narrow and already very busy and congested especially during peak periods in the morning and evening, and the impact of increased traffic from the recent development at Sumners Fields currently can't be accurately assessed as those houses are nowhere near all occupied. This new proposed access point to the proposed site from Chapel Road is at a current pinch point where blind spots occur. It is opposite the village pub where space for parking is essential in front of the pub as is ease and safety of access to the pub's existing car park, both for patron's cars and for delivery vehicles. Additional traffic and disruption especially during the proposed building works would significantly affect this and the outlook and enjoyment of the pub's front garden. The pub is an extremely valuable amenity for the village, both for residents and for visitors and I oppose any change which could make its business less viable. The village shop, a vital resource for all residents and passing trade, would similarly be affected by increased disruptive road traffic and impact on parking.

3. Site and Character of the proposed development

Currently the site is a green pasture, outside the Built-Up Area Boundary of Barns Green. The proposed development of 31 houses would represent an inappropriate substantial urban extension of the village which has already accommodated recent growth through the Sumners Fields development. The Grade 11 listed building (Bennetts) which is close to the boundary of the proposed development has no foundations and would be at serious risk both during construction and as a result of this

development. The proposed suburban-style development is dissonant with Bennetts and with other listed buildings in the immediate vicinity, such as Blacksmith's Cottage and the Queen's Head Public House among others, and would seriously adversely impact this heart of the historic village.

I would question whether the housing mix in this proposal anyway would meet documented housing demand, particularly as the recently completed Sumners Fields housing is not currently sold or occupied.

This proposed development will not provide any additional amenity to the village and will place increased demand upon services. The existing sewage works capacity is already exceeded by the community, even before the most recent increase in housing at Sumners Fields, which is currently less than 50% sold. Overflow from Barns Green Treatment Works is already routinely polluting the Adur and this situation would only be made worse by adding the load from this proposed development of 31 houses. Surely action to actually treatment increase capacity by Southern Water should happen before any further proposals for development in Barns Green are even considered by HDC, rather than relying on statements of intent from Southern Water which appear to be erroneous or conflicting and fail to be implemented.

4. Impact of Removal of Hedgerow

The development is reliant on removal of a large section of hedgerow which runs along the edge of the site area at the proposed exit onto Chapel Road. This destruction of a wild habitat impacting the flora and fauna existing in this old established hedge refuge would result in the loss of biodiversity and wildlife connectivity. It also acts as a barrier between the site and the road, reducing water runoff and absorbing air pollution, and contributes to the rural setting of this part of Barns Green. The location of the site access and this area of Chapel Lane already has a history of flooding. Building over this large area of pasture will greatly reduce the water absorption of water by the soil and a road access at this point will exacerbate the flooding issue.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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