

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2026 09:30:22 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 31/08/2026 9:30 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: 15 Smugglers Way Barns Green

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to this application on numerous grounds, This area is outside BUAB on the existing Neighbourhood plan which is current and the original Local Plan. Obviously it can not be on the proposed Local Plan as it is not built up. It was also one of the least popular sites proposed and rejected by the whole village in the referendum when the neighbourhood plan was made, there is a brown field site available for development.

plus 26 other sites indicated on the neighbourhood plan.

The site is virgin rural agricultural land. The site contains wild life and mature Trees including 3 now rare Service tree's.

Historic listed buildings.

The site is surrounded by listed buildings dating back to the 1500s. These buildings have no foundations, as we have now, The constant vibration from lorries coming in and out of the village with heavy loads could possibly do untold damage to these ancient buildings.

I feel this is an overdevelopment of this site and a totally inappropriate access. The entrance would be beside one and opposite two other listed buildings.

On the plans it shows piling to the land around the entrance. I fear this will be detrimental to the listed building adjacent as well as the already mentioned vehicle damage,

Highway issues

My information is that the site will not be allowed permission to enter via Muntham Drive a private road.

The entrance shown will be the only access.

The creation of another access point on this busy road with over 100 taxis a day in school time entering an exiting the village from Muntham House School would make this a very dangerous situation. We are also aware from IPC that there are a large increase in traffic in the mornings using Barns Green as cut through with over 1,000 cars passing through.

The access opposite a busy pub and the village shop where there is parking all along the road meaning access would be a real issue for big turning lorries..

Flooding and sewage an going issues already existing...

The ongoing problem with sewage in Barns Green.

HDC planners and counsellors must be fully aware of the issues surrounding Barns Green sewage treatment works.

We are constantly flooded with water and sewage in bad weather. There are numerous films and photographs of the issues. The fact that southern water admitted they cannot confirm there is capacity on the application recently DC /25/ 2057.

Equally that Souhern water had constantly use wrong information and their assumptions about capacity, leave everyone having no trust in them.

The document to Alice on the 20August 2026 @11:07 from Shae Rowe Southern Water states :

Tests are currently being undertaken at BGWTW with results in September.

With respect they are testing capacity in the driest summer that has ever been recorded, maybe it would be more prudent to test

capacity after months of rainfall which no doubt will happen in the months to come.

I know from experience that my garden gets flooded with sewage when we have heavy rainfall. I DO NOT NEED A TEST, I see it with my eyes.

This situation will be exacerbated by new houses being put onto the already overloaded system added to which Itchingfield sewage works is being closed with the sewage being diverted to Barns Green WTW. Plus with all the not counted by Southern Water, Mobile homes and Caravans inhabitants in the village area.

In light of all the information that been sent to Horsham District Council regarding issues with sewage in Barns Green should this application and any other be permitted, I feel I would have the right to seek redress from Horsham District Council for lack off duty of care.

HDC officers have exacerbated a situation and caused distress and harm to myself and my property. I feel that Horsham District Council's officers are aware of the deficiencies of Southern Water. If Southern water said that they were going to increase the capacity with ongoing new works, until the date that these works are completed I would not believe southern water and nor should HDC,

As a Council Tax payer I believe HDC should protect its residents from inappropriate developments that will make their homes vulnerable to flooding.

I urge the district counsellors to refuse this application, it is a wanton money grab with little respect to the harm it will cause this village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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