

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 September 2026 10:14:17 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 07/09/2026 10:14 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:	17 Finians Field Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I write to formally object to the above planning application for residential development in Barns Green / Itchingfield parish. I respectfully ask that the following concerns be given full consideration before any decision is made. 1. Flooding and Surface Water Drainage

The proposed development involves building on open land that currently plays an important role in absorbing surface water runoff. Replacing permeable land with hard surfaces, roads and roofing will significantly increase runoff volumes during periods of heavy rainfall. The village has already experienced flooding - notably affecting the shop and neighbouring properties - during wet weather, and this proposal risks making those conditions materially worse. I do not consider the drainage mitigation measures proposed, including the suggested retention ponds, to be sufficient to address this risk.

2. Sewage and Utilities Infrastructure

The existing sewage infrastructure in this area is already under considerable strain. Southern Water's announced closure of the Itchingfield treatment works, with capacity redirected to the Barns Green works, further reduces the headroom available. Adding a significant number of new dwellings to this system - before any meaningful infrastructure upgrades have been made - risks foul water overflows and worsening conditions for existing residents. Similar pressure would be placed on electricity, gas and water supply networks. I ask that no further development be approved until the capacity of these systems has been independently assessed and confirmed as adequate.

3. Traffic and Highway Safety

The rural road network surrounding this site is characterised by narrow lanes, poor sight lines, and existing congestion. The addition of vehicle movements generated by a new residential development would worsen these conditions and increase risk for pedestrians, cyclists and drivers alike. I note that construction traffic associated with the recent Sumners Ponds development caused measurable damage to local roads, the cost of which fell to Council Tax payers. The proposed site access has also been identified as presenting inadequate sight lines to the north, raising further highway safety concerns. I ask that a thorough and independent traffic impact assessment be required before this application progresses.

4. Loss of Rural Character and Overdevelopment

This parish is a small, rural community, and the character of the village and its surroundings is valued highly by residents. The proposed development represents a disproportionate increase in the number of dwellings in the parish, particularly following closely on the heels of two recent developments in Barns Green. I am concerned that the design of the proposed dwellings does not conform to the local vernacular, contrary to the aspirations expressed in the Neighbourhood Plan. The cumulative effect of successive developments risks fundamentally and permanently altering the character of this community.

5. Cumulative Impact and Policy Compliance

I would ask that this application not be considered in isolation. The Sumners Ponds development is not yet complete, and residents are already experiencing the disruption of ongoing construction. Approving a further scheme before the impact of the existing one can be properly assessed is premature and risks compounding harm to the local community and infrastructure. I note that the site has been assessed as unsuitable for development under both the current Horsham District Planning Framework and the SHELAA, as well as under the recently made Itchingfield Neighbourhood Plan, and I ask that significant weight be given to this when determining the application.

Conclusion

I am not opposed to development in principle, and I recognise the pressures that exist to deliver new housing. However, I respectfully submit that this is the wrong development in the wrong location, and that it has not adequately addressed the material concerns outlined above. I therefore object to this application and ask that it be refused, or at minimum that it not be determined until robust, independent assessments of drainage, sewage capacity, highway impact and cumulative development effects have been completed and made available for public scrutiny.

Kind regards

Telephone:

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