

From: Planning@horsham.gov.uk
Sent: 23 August 2026 17:16
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 23/08/2026 5:16 PM from [REDACTED]

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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	4 Muntham Drive Barns Green Horsham

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 - Other - Overdevelopment
Comments:	[REDACTED] 4 Muntham Drive Barns Green RH13 0PT [REDACTED] Objection to planning application DC/26/0933 Shanly Homes Development.

I object to the proposed development between Smugglers lane and Muntham Drive, Barns Green, for the following reasons.

Sewage system.

It is widely known that the current sewage system is not sufficient for the existing village needs, with regular sewage outflows during heavy rain, south of the village above ground, which then drain into a local brook. Despite Southern Water knowing this, nothing has been done to alleviate this situation and another 31 houses would only add to the problem.

Flooding.

it is also widely known that Chapel Road has flooded in the past, inundating the shop and Pub, in fact during heavy rain, sand bags are regularly deployed in front of the shop in case it floods again.

Chapel road is at a natural low point in the village and this is where most water channels from the North and West particularly. Causing further runoff from a new housing adjacent to Chapel Road from a slope where the water table is approximately 0.9 meters below the surface, this will massively increase the risk of flooding in this area.

The local culvert will not cope as its capacity is limited and drains regularly discharge water into the road because the system cannot cope with the current incoming water.

Village Plan (Demand).

The adopted village plan which cost £40,000.00 to produce and was recently submitted, stated that the Sumners Ponds and the Itchingfield School developments were brown field areas ideal for any village expansion and showed the village was not against sensible development. This development and land was not in the plan and HDC overriding this plan without any reference to the villagers wishes, means it was a complete waste of time and money.

To date, the Sumners Ponds development has taken nearly 4 years and is still being completed, with properties still not sold, this shows that demand is low. The Itchingfield development has yet to start, but it is clear that there is low demand for properties currently in the village. Other developers locally have also put building plans on hold due to lack of demand and have even advertised in China to try and sell what they have built. Pricing is also an issue, with so-called affordable housing still well above what local first time buyers can afford and affordable housing at Summers Pond have also not been adopted by any of the Social housing authorities, so there is a high chance the same will happen for any future developments.

Facilities.

Low demand is also probably linked to the fact that transport links and facilities locally are limited, with an extremely poor bus service. This makes having a car essential in the village and would mean the development would dramatically increase transport exiting and entering the village.

HDC continuously permits more developments with no added infrastructure and local people are sick of seeing the massive expansion of housing in the area without any benefit to the communities they impact. The Horsham area has seen huge numbers of houses built and the services like doctors, schools and hospital services are under severe strain because of it.

Destruction of the environment.

The current field is a natural meadow currently grazed by horses and previously sheep and the mix of wild flowers are abundant in the summer months, it also acts as a natural drainage area to absorb heavy rain before it gets to chapel road, this would be lost.

The entrance to the site would also require the removal of an ancient hedgerow and this should not be allowed.

The listed property next to the supposed entrance has no foundations and so is at risk if

heavy vehicles keep rumbling by, Plot One on the plan is also too close to this listed building.

Traffic damage and disruption.

So far the village has suffered four years of lorries and vehicles associated with the Sumners Pond development and this has caused noise and damage to the local roads. Indeed the recent extensive repairs carried out at the bottom of Weston's Hill are already showing signs of breaking up, only around six months after they were carried out, no doubt mainly in part due to the heavy lorries continually going into and out of the village. The thought of another 3 years plus or more of this, is not something villagers are prepared to accept.

The increase in traffic along chapel road and past the school crossing, will also increase risk to pedestrians and parked cars using the road and local facilities.

Summary.

As usual, the various reports entered as evidence by the builders, who of course commission them, are predominantly positive, but a decision to allow development to the west of the village cannot be undone once carried out and the village may well have to live with the consequences going forward, with all that it brings and this could potentially see the demise of the Shop and Pub due to them becoming unsustainable due to flooding, losing what little facilities the village currently has.

I propose that all developments of this scale be stopped, until the current brown field sites mentioned in the village plan are fully utilised and demand is assessed.

Yours

[Redacted Signature]

Where did you
hear about this
application?

Site Notice

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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