

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2026 23:59:52 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 01/09/2026 11:59 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: Bulbrook Housefarm, Valewood Lane, Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I object to planning application DC/26/0933 for the erection of 31 dwellings on land between Muntham Drive and Smugglers' Lane, Barns Green.

My principal concern is that this represents a substantial development on a rural site which, as I understand it, lies outside the Built-Up Area Boundary and outside the locations identified for development through the Barns Green Neighbourhood Plan. Development should be directed towards appropriate planned locations rather than extending the village into surrounding rural land without sufficient justification.

The proposal would also have a significant impact on the established rural character of this part of Barns Green. The site and its surroundings contain mature hedgerows and woodland which contribute materially to the appearance, landscape character and biodiversity of the area. Particular care should also be given to any impact on nearby heritage assets and their setting.

I am concerned about the additional traffic generated by 31 dwellings and the suitability of the surrounding rural road network to accommodate the associated increase in vehicle movements. The proposed access from Chapel Road and the wider effects on highway safety, traffic and parking should therefore be examined carefully.

There are also longstanding local concerns regarding infrastructure capacity, particularly wastewater treatment and electricity supply. Before any permission is granted, the Council should be satisfied on the basis of robust evidence that the development can be adequately serviced and will not exacerbate existing infrastructure constraints.

The limited public transport available in Barns Green also means that a development of this scale is likely to generate substantial additional private vehicle use.

Taken together, I believe the site's location, its relationship with the settlement boundary and Neighbourhood Plan, the impact on rural character and established vegetation, potential effects on nearby heritage assets, highway implications and infrastructure constraints make this an inappropriate location for a development of 31 dwellings.

I therefore respectfully request that Horsham District Council refuse planning permission for DC/26/0933.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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