

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 September 2026 08:10:36 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 02/09/2026 8:10 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:	35 Finians Field Barns Green Horsham
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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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Highway, Safety, Traffic & Parking Increase in traffic volume - effects on safety: the increase in traffic with a new access onto Chapel Road, will cause congestion and increased risk of accidents; this will be

made worse by parking outside the village shop and pub, both vital assets to the village community, hubs of activity and valuable social and business resources, which will be put under immense pressure as a result of both the building operation, and the change in traffic implications.

To be clear: this site means a new vehicle access onto Chapel Road, at a pinch point, with blind spots for (conservatively) 90 vehicle movements per day. A disproportionate increase, horribly located, creating an out-of-place traffic and road safety nightmare. If other development occurs, the combination will be unthinkably bad for locals & through-commute traffic.

Infrastructure & Services

Sewage Capacity

Environmental Disaster

Electricity Supply

Water

Gas

Schools

Increase in demand on services - which are already strained / failing. The sewage works capacity is already exceeded for the existing community, even before the most recent addition to the Parish - Sumners Fields. Discharge of raw sewage as an overflow due to volume is a matter of serious public health and environmental concern, which would only be made worse by adding the load from a 31 house development.

Plans have been announced to use the Barns Green Sewage Treatment Works for transfer of output from the growing Southwater developments. There are moves to shut down capacity in the Itchingfield works.

Under plans disclosed, output from both would be diverted to the Barns Green Works.

Southern Water have openly stated that they cannot confirm capacity, and have given numerous conflicting and erroneous statements. Their performance does not support more development, and recent legal proceedings raise questions about confidence in them as a competent service provider.

Overflow from Barns Green Sewage Treatment Works is already routinely polluting the Adur.

Local electrical supply infrastructure is proven to be inadequate, housing in recently-built Sumners Fields

Having had to run on temporary generators for months.

Highway, Safety, Traffic & Parking

Infrastructure & Services

Climate, Sustainability & Natural

Environment

There are inadequate bus services for the village as it stands already. This means that the only realistic

choice for the majority of people leaving and returning home daily is by car. The increase in cars will contribute to the burden on Highway maintenance, traffic volume and emissions.

Flooding Risk Increase in risk of flooding as a result of run-off from the development. The increase in building coverage will make worse the tendency for water to shed down towards Chapel Road, where the village shop is already prone to flooding during wet periods.

Planning Policy

Conflict with Neighbourhood Plan

The site is deemed undevelopable under both the current (made) Horsham District Planning Framework and SHELAA, and the recently made Itchingfield Neighbourhood Plan. HDC endorsed the Itchingfield Neighbourhood Plan and stated that it 'carries full weight as part of the development plan for this part of the district'. A number of policy elements in these respective documents are relevant to this application and support refusal. Moreover, public response to the site when it was proposed in the Call for Sites for the Neighbourhood Plan was overwhelmingly negative.

Planning Policy

Over Development

Affordable Housing Provider

Wrong Housing Mix

Housing Need not justified

The development would represent a disproportionate increase in the number of dwellings in the Parish, at a density which is out of alignment with neighbouring properties.

The as-yet not made update to the HDC

Local Plan allocates 25 homes to this site, whereas the

Application is proposing 31 - a 24% increase.

Addition of this housing estate to the historic core of the Parish is a dramatic change, and would also follow closely after 2 most recent and significant developments in Barns Green.

The proposed affordable housing is 72% 1 and 2-bedroom units.

The Housing Register shows 61% of

demand is for 3-4 bedroom family homes. There is no agreed provider to finance and manage the

homes. This is relevant because there is recent local precedent for developers being unable to deliver on

Application-stage commitment of affordable housing as proposed, due to withdrawal from agreements. It

throws the prospect of fulfilment of affordable housing commitment in this Application into stark question.

Sumners Fields, recent & nearby, has many unsold properties.

The 'need' determined by the Standard

Method is devolving to wasteful, destructive, pointless & unwanted development in rural communities.

Barns Green is one such case which faces this prospect.

Planning Policy

Outside Built-Up Area Boundary

Conflicts with Countryside Policy

The proposed development site lies outside the Built-up Area

Boundary (BUAB) and is defined as

'Countryside'. This contravenes Policy 26 in the made HDC Local Plan.

Planning Policy

Loss of Countryside

The Neighbourhood Plan's Landscape Character Assessment

describes the fields north and west of the

village as 'important small pastoral fields'. Building here will

destroy the current Rural Amenity bestowed

by the field with grazing animals adjacent to historic buildings.

Damage to Listed Buildings

Conflict with Historic Character

Inappropriate Housing Design

The Grade II listed building (Bennetts) which is close to the

boundary of the proposed development has

no foundations and is at serious structural damage risk both

during construction and as a result of this

development. Foundation design mooted will include a piling

element, which will propagate vibrations

through the ground, with the potential to damage or destabilise the footings of Bennetts.

The proposed development, pedestrian and urban in design, will be dissonant with Bennetts and other

Listed Buildings in the vicinity, such as Blacksmith's Cottage, and

the Queen's Head Public House,

among others, and degrade the overall historic village aspect.

Climate, Sustainability & Natural

Environment

Harm to Hedgerows

Habitat Loss

Flooding Risk

The development is reliant on removal of the hedgerow which

runs along the edge of the site area at the

proposed exit onto Chapel Road. This is wanton destruction of our already-diminishing wild habitat.

Aside from the flora and fauna which are present in an established

hedge, being a refuge for wildlife, the

hedge acts as a buffer, holding soil on the land, so that it does not

enter water courses, reducing surface

runoff.

The location of the site access already has photographic evidence

of flooding. Massive reduction of exposed soil, and a road access

at this point will exacerbate the issue.

The hedge also contributes to the overall rural character of the village

Kind regards

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