

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 September 2026 13:13:44 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 1:13 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 House Farm Valewood Lane Barns Green

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	I object to planning application DC/26/0933 for the proposed development in Barns Green. My principal concern is that this site is outside the established Built-Up Area Boundary and is not one of the locations identified

for development through the Neighbourhood Plan. Development of this scale in this location would therefore represent an inappropriate extension of the village into the surrounding countryside.

I am also concerned about the effect of 31 additional houses on the rural character and appearance of this part of Barns Green. The site sits in a sensitive village setting close to Smugglers Lane, and the proposed development would fundamentally change the character of what is currently an undeveloped area. Particular consideration should be given to the potential impact on existing mature trees, ancient hedgerows and nearby woodland, as well as the setting of the nearby listed building.

There are also significant infrastructure concerns. The capacity of the existing wastewater infrastructure serving Barns Green has been an ongoing local issue, and I do not believe further development should be approved without clear evidence that the additional foul-water demand can be accommodated without worsening existing problems. The adequacy of the local electricity infrastructure should similarly be properly demonstrated.

I am also concerned about the additional vehicle movements generated by 31 homes and their effect on the surrounding rural road network, particularly in relation to highway safety and access. Barns Green has limited public transport, meaning residents of a development in this location are likely to be heavily dependent on private cars.

Taken together, I believe the location of the development, its impact on the character and landscape of Barns Green, potential effects on trees, hedgerows and heritage assets, highway implications and questions over infrastructure capacity provide strong reasons for refusing the application.

I therefore ask Horsham District Council to refuse planning permission for DC/26/0933.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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aton