

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 September 2026 08:32:16 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 8:32 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: 2 Muntham Cottages 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 - Overdevelopment - Privacy Light and Noise
Comments:	I would like to object very strongly to this planning application on these grounds: 1. The centre of the village is served by narrow, minor country roads which become congested at busy times of the day. Public transport is extremely limited. In particular, the crossroads around the entrance to Muntham Drive becomes very busy indeed with

both cars and pedestrians at the beginning and end of the school day. The siting of this development and its access road will result in even more traffic, adding to the existing hazards to pedestrians.

2. During heavy rain, the access roads to Barns Green become flooded - this happened during the winter of 2025/26, when it became difficult to enter or leave the village. This development will only make matters worse.
3. This site is not identified as suitable for housing development on the Itchingfield Local Plan, which was adopted on 5th October 2025. An alternative, on the former site of the village school, is identified.
4. The local wastewater treatment capacity is already inadequate.
5. It undermines the rural village character of the historic centre of Barns Green.
6. During periods of heavy rain, flooding is a serious issue in the centre of Barns Green. As a result of steadily worsening climate change, occurrences of exceptionally heavy rain are likely to become more frequent in the future. Additional housing on the site will only exacerbate this.

Kind regards

Telephone:

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