

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 September 2026 15:54:25 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 06/09/2026 3:54 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: 5 Muntham Drive Barns Green West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment
Comments:	Flooding. Contrary to the GPA3 Assessment, the proposed site is not 'broadly flat' as stated. It is on a slope of clay based soil which does not drain easily. Already, in times of heavy rain, a great deal of surface water runs down the fields north of Smugglers Lane onto Chapel Lane. The village shop was badly damaged by flood water a few years ago and the drains are not able to cope with the current surface run off during heavy rainfall (see attached photographs showing water gushing out of the field onto Chapel

Road). Building on the proposed field would increase the likelihood of flooding on adjacent housing, including the local shop and the following listed buildings: Bennetts, Blacksmith's Cottage, The Queen's Head and Heron's Reach (at the village shop). The IAWPA flood risk assessment shows that on 9.2.26, Well 2 was full (water was at 0.00m i.e. ground level) so that all rainwater was running off the surface and onto Chapel Road. This already discharges into the existing, overwhelmed and inadequate foul sewage network. Covering the area with buildings and roads will obviously make this worse.

As it does not appear to be possible to attach photographic evidence to this portal, I will email this separately with the photographs attached.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton