

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 September 2026 20:49:14 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 8:49 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: 1 Willow Place Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	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. 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. 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.

The site is deemed undevelopable under both the current (made) Horsham District Planning Framework. 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. I also know that the affordable houses on the Berkeley site in Southwater have sat empty for 2 years with no housing association interested in taking them on. Why continue to build more when we there are empty units at Broadacres in Southwater and Barns Green at Sumners Fields . Unless it is revised, this latest National Planning Policy Framework (NPPF) will cause irrevocable damage and destruction to our green spaces and cause irrevocable damage and destruction to our green spaces. Surely Brownfield sites should be built on rather than green open spaces, why is Itchingfield old school site not being proposed for building on, in my opinion it all comes down to cost and it costs more to build on a brownfield site because of clearing the land before building can commence.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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