

From: Planning@horsham.gov.uk
Sent: 07 September 2026 17:50
To: Planning
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 07/09/2026 5:49 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: Woodfield Lodge, Sumners Ponds Chapel Road, Barns Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear Ms Johnson, Objection to planning application DC/26/0933 - land between Muntham Drive and Smugglers' Lane, Barns Green I am writing to object to the proposed development of 31 houses on this site. My main concern is what this development would do to the character of Barns Green. The open fields, hedgerows and older buildings are an important part of the village. Building on this land would permanently change that setting, and I do not believe the proposed estate would fit

comfortably into its surroundings.

The countryside around the village should not be seen simply as space available for more housing. It is part of what makes Barns Green the place it is. Once that land is built on, its openness and rural character are lost.

The design of the development adds to my concern. The layout looks more like a suburban housing estate than a natural extension of the village. Using similar bricks or roof tiles does not make a development sympathetic to its surroundings if the overall layout and appearance are wrong. This matters particularly near historic buildings such as Bennetts and the Queen's Head.

I am also concerned about the relationship with the Itchingfield Neighbourhood Plan. My understanding is that this site is outside the existing settlement boundary and was not allocated for housing in that Plan. The work that went into establishing where development should take place deserves to be respected. Proposed changes to the Local Plan should not mean that the suitability of this site is treated as a foregone conclusion.

There are also serious practical issues. The correspondence about sewage distinguishes between space in the local sewer network and the ability of the treatment works to deal with the additional sewage. Confirmation of one does not answer the other. It is difficult to see how more homes can reasonably be approved while that question remains unresolved.

Flooding is another concern. The flood authority has requested further drainage information and has highlighted flood risk at the proposed access. These are basic matters affecting whether the development can function safely and whether it could make conditions worse elsewhere. They need to be resolved before permission is granted.

The same applies to wildlife. The ecology response confirms that further bat information is needed. Existing trees and hedgerows provide habitats and connections through the countryside, and their value cannot simply be replaced by planting something new after construction. The effects of the development, including its lighting, must be properly understood before the layout is accepted.

I am concerned, too, about the gradual effect of more development around Barns Green. Each application may be presented as a relatively small addition, but together they change the village and place further demands on its infrastructure. That overall change needs to be given proper weight.

Sumners Ponds is another reason the surrounding rural environment matters to me. People come to enjoy the lakes and a countryside escape. More buildings, noise and lighting could detract from that experience, and the lakes and habitats that have taken years of care to establish deserve protection.

For me, the benefits put forward do not outweigh the harm this proposal would cause to this part of Barns Green. I ask the Council to refuse the application.

Yours sincerely,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton