

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2026 11:58:12 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 08/09/2026 11:58 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: Springwood Trout Lane Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	I strongly object to this Planning application and urge the Council to refuse permission, for the following reasons: The need for housing has not been proven , the development at Sumners Fields has not been completed , with the majority of houses not sold or occupied after some period of time.

The drainage in the area is insufficient and has not been upgraded to take account of recent new houses - Ashmiles and Sumners Ponds . The foul sewage continues to over flow and this is exacerbated by heavy rain which flows into the foul system through poor joints and damage by tree roots. The flood water drainage to Chapel Road is inadequate and the area floods frequently , flooding the shop. This will be worsened by the proposed development, particularly during construction.

The proposed development will increase the loading on the electricity supply which frequently fails and has not been upgraded .

The site was deemed not suitable for development in the current Horsham District Planning Framework and the local Itchingfield Neighbourhood Plan and the reasons have not changed.

The development is an overdevelopment on a small rural piece of ;and that has been used for livestock and is overbearing on the listed building - Bennetts. The positioning of the balancing ponds would appear wrong , and possibly cause damage to Bennetts , particularly if allowed to overflow due to lack of maintenance.

The proposed entrance is at the pinch point in Chapel Road. The need for access to the Queen's Head and the Village Shop, has been ignored in the design with vehicles parking and maneuvering to both crucial businesses. Drivers will not have clear site lines and the be unable to have a safe egress from the proposed estate. How Shanly propose to access the site for large construction vehicles , without causing damage to the footpaths, entrance to the Queens Head , and road in front of the village shop , needs to be in a detailed statement and also cover all costs for repairing the damage.

The plans and Indicative views are very misleading and the estate will be a crowded development , with lack of parking , particularly for visitors and as families grow and more cars appear. The design of the houses is completely out of character with this area of Chapel Road, particularly Bennets , The Queens Head and the Village shop.

The reasons for the refusal of planning application DC/25/2057, should also apply to this application. The objections also raised particularly with drainage - foul and surface water are applicable to this proposal DC/26/0933

Kind regards

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