

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 10:17:59 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 09/09/2026 10:17 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: Bullbrook Farm Valewood 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
Comments:	This is a submission regarding the aesthetics of the Shanly Homes development and its density. The reasons this site and the Miller homes site next door are not in the neighbourhood plan voted for by such an overwhelming majority and number of residents of the parish are numerous and some of them relate to flooding, infrastructure and road access. However one critical reason is the aesthetic of this beautiful remaining Sussex village Main Street with its large number of listed properties and properties over 100 years old. Having counted them they

comprise over 80% of the dwellings along the road from one end to the other. Almost all the new developments in the village have been behind this road and do not disturb its aesthetic. Part of the point of the neighbourhood plan was to take account of this and try to leave at least one village high street in Horsham district intact.

Shanly's proposal runs roughshod over this by both its density of housing(exceeding the density that HDC proposed of 25 houses by over 30%). However the site also lies outside the BUAB and contravenes Policy 26 in the HDC Local Plan.

It is also highly inappropriate housing and affordable housing as witnessed by the housing register to any local need and any local need is questionable given the large number of unsold properties in the recent Sumners Field development only 400 metres away. The design of the properties is also distasteful in consideration of the existing local housing mix in Chapel Road discussed above. The renowned architect, Harry Whittaker of Bath Conservation Architects, has made this clear in his submission. He is a frequent visitor and has stayed at Bullbrook Farm many times.

The site construction also indicates the removal of ancient hedges and wanton destruction of ancient woodland.

I don't know any residents in Barns Green against development and there are several sites agreed in our neighbourhood plan but I have rarely in decades experienced a village so united in its opposition to this destruction of its entire aesthetic. None of us in the village with building, construction, restoration or architectural experience can also understand why this and the Miller Homes submission are not treated together given the resulting aesthetic and access issues alone., let alone the infrastructure ones.

Kind regards

Telephone:

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