

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 20:42:59 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 8:43 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: 3 Muntham Drive 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 - Trees and Landscaping
Comments:	Dear Planning Officer, Re: Objection to Planning Application DC/26/0933 - Land Between Muntham Drive & Smugglers' Lane, Chapel Road, Barns Green, West Sussex (Shanly Homes)

I wish to register my formal objection to the above planning application and respectfully request that the council refuse permission on the following grounds:

1. Conflict with the Countryside Policy

The site falls outside the Built-up Area Boundary (BUAB) and is designated as Countryside, directly contravening Policy 26 of the Horsham District Council (HDC) Local Plan.

2. Conflict with the Neighbourhood Plan

The adopted Itchingfield Neighbourhood Plan (2025), which HDC has confirmed carries full weight within the development plan for this area, does not allocate this site for housing development.

3. Over-development

The draft HDC Local Plan envisaged 25 homes on this site. The applicant now proposes 31 dwellings-a 24% increase-without providing adequate justification.

4. Inappropriate Housing Design

The proposed designs are at odds with HDC Planning Framework Policy 34, which requires new development to reinforce the special character of the area. Far from reinforcing local character, these proposals would undermine it.

5. Housing Mix Does Not Meet Local Need

Seventy-two per cent of the proposed affordable housing comprises one- and two-bedroom units, whereas the Housing Register indicates that 61% of local demand is for three- to four-bedroom family homes. Furthermore, no affordable housing provider has yet been identified to fund and manage these units.

6. Lack of Genuine Housing Need

The nearby Sumners Fields development has numerous unsold units and has effectively stalled, demonstrating that housing need calculated under the Standard Method is producing unwanted and undeliverable schemes in this location.

7. Sewage Discharge and Treatment Capacity

Southern Water has been unable to confirm available capacity, and existing infrastructure is already manifestly inadequate for current demand, let alone additional homes.

8. Inadequate Electrical Infrastructure

Local electricity supply infrastructure has already proven insufficient, with homes in the recently completed Sumners Fields development having to rely on temporary generators for extended periods.

9. Flooding and Surface Water Runoff

There is photographic evidence of flooding at the proposed site

access location. Removing substantial areas of exposed soil and introducing a new road access at this point would exacerbate the problem.

10. Harm to Ancient Woodland and Habitat Loss

Wild Service trees-recognised indicators of Ancient Woodland-are present on site, though full details have yet to be confirmed. Construction of the site access appears to require removal of ancient hedgerows, resulting in unnecessary loss of established natural habitat in a rural setting.

11. Traffic Generation, Parking and Road Safety

The development would introduce a new vehicle access onto Chapel Road at a pinch point with poor visibility, generating an estimated 90 additional vehicle movements per day. This represents a disproportionate increase, is poorly sited, and creates a road safety hazard. When combined with other proposed developments in the vicinity, the cumulative traffic impact on both residents and through-traffic would be severe.

12. Public Transport Limitations

Public transport services in the area are infrequent and unreliable, meaning residents are heavily dependent on private car ownership. This scheme would place further strain on an already overstretched transport network.

13. Loss of Rural Amenity, Character, and Heritage Impact

The Neighbourhood Plan's Landscape Character Assessment identifies the fields to the north and west of the village as important small pastoral fields. Development here would eliminate the rural amenity currently provided by grazing land adjoining historic buildings. The nearby Grade II listed building (Bennetts), which lacks foundations, is at serious risk of structural damage both during construction and as a consequence of the development. The proposed pedestrian-oriented, urban-style design would be visually incongruous with Bennetts and other nearby listed buildings, including Blacksmith's Cottage and the Queen's Head Public House, thereby degrading the overall character of the village.

In light of the above, I respectfully urge the council to refuse this application.

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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