

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 September 2026 17:27:01 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 05/09/2026 5:27 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: CAMOMILE BARN EMMS LANE BROOKS GREEN

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I object to this application for the following reasons: (1) Housing Mix and Deliverability Concerns

- Wrong Housing Mix

The proposed affordable housing is heavily weighted towards 1 and 2-bedroom units at 72% of the provision. Yet the Housing Register shows that 61% of demand is for 3-4 bedroom family homes - households who are waiting three times longer than those needing smaller accommodation.

- Deliverability Concerns

In addition there is no agreed provider to finance and manage the homes.

This is very relevant because local precedent where developers have been unable to deliver on commitments of affordable housing made at the application stage, due to withdrawal from intended agreements.

It means the prospect of fulfilment of affordable housing commitment in this Application need to seriously questioned.

(2) No Proven Housing Need

On the site at Sumner's Fields which is in close proximity to this proposed development, house construction has been stopped by the developer at 20, although the site is approved for 32. And only 9 of the homes have been sold which clearly indicates there is no justified need for these houses.

The 'need' determined by the Standard Method is creating wasteful, destructive, pointless and unwanted development in rural communities.

(3) Public Transport Limitations and Issues

There are already inadequate bus services for the village residents which means that the only realistic choice for the majority of people leaving and returning home daily is by car. The increase in cars will adversely impact road safety and contribute to the burden on Highway maintenance, traffic volumes, and emissions.

With only two buses on a Wednesday and no evening services at all, this is not a location where sustainable transport is a credible alternative to the car as evidenced by the bus timetable below.

Monday - 4 buses

Tuesday - 8 buses

Wednesday - 2 buses (at 07:00 and 16:57 only)

Thursday - 8 buses

Friday - 4 buses

Weekends - No buses

Evenings - No buses

(4) Damage to Listed Buildings

The Grade II listed building (Bennetts) which is close to the boundary of the proposed development has no foundations and is at serious structural damage risk both during construction and as a result of this development.

Of particular concern is the mention of piling activity, which will propagate vibrations through the ground with the potential to damage or destabilise the footings of Bennetts.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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