

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 September 2026 17:52:30 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 5:52 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:	Chapel House Barns Green
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	I wish to object to Planning application no DC/26/0933 for the following reasons. This site was is not included in the Barns Green and Itchingfield Neighbour Plan which is fully approved after considerable input from the local community. There are far more suitable sites in

Barns Green and Itchingfield than this one, one of the sites included in the local plan is a brown field site which has yet to be developed. Surely HDC have a responsibility for ensuring this is developed first.

This site has a very poor access and the proposed entrance is very close to the proposed entrance to development no DC25/2057 and directly opposite the Queen's head public house which will cause significant danger to local traffic and pedestrians. There is no footpath on this side of Chapel Road to either the school, the Village Green or the children's playground.

The roads in and out of Barns Green are relatively narrow and not suitable for an increased number of cars from more housing in Barns Green. The road to Coolham has a level crossing which has had a fatality in recent years and another road out of the village has a low bridge, unsuitable for buses or lorries. The road into Horsham is very narrow as evidenced by my own car being hit recently by a large car coming in the opposite direction over the middle of the road.

Barns Green has a rudimentary bus service meaning that this site is not sustainable. This also means that housing associations are unlikely to take on the social housing element of the development. This has been proved by the development at Sumner Fields which has no social housing with the lack of a bus route being given as the reason.

Only a small proportion of the housing at Sumner Fields, which is very close to this site has been sold proving there is little need for this type of housing in Barns Green.

In addition, the infrastructure to accommodate extra housing is not available in Barns Green. There is insufficient electricity, the sewerage works are already full and overflowing. There is only a poor mobile phone signal and some houses in the village regularly flood during heavy rain. When commenting on site number DC/25/2057 Southern Water said that the local sewage works was not capable of taking extra sewage without a significant improvement. Not only is the sewage treatment works at Itchingfield being closed and diverted to Barns Green but also extra Park homes on the edge of the village will also be using this works meaning that the overflows that have happened for a number of years will definitely continue thus polluting Parsons Brook.

There is also insufficient electricity in the Village meaning that new housing at Sumners Fields are still using diesel generators over six months after moving in this is not sustainable nor environmentally sound.

As mentioned above the bus route in Barns Green is very poor and there is absolutely no way of visiting a GP without a car. It is

ridiculous to suggest the use of Christ Hospital railway station which is 1.5 miles away when the pedestrian access is via an unlet Road with no footpath.

This site is bordered by an ancient by way and a listed building as well as by significant trees and hedges. It appears from the plans that some of this hedging bordering Chapel Road will be replaced by fencing which is not in keeping with the Village Centre. This proposed development is also in the vicinity of a significant number of other listed buildings that make up the centre of Barns Green. These will also be adversely affected by the new buildings.

My final comment would be that Shanley Homes have not adequately consulted with residents of Barns Green. Some residents did receive a letter with a link to an on line questionnaire which contained some arbitrary questions. There has been no public meeting or contact with the Parish Council. This is not good enough - they should be forming a good relationship with the Village that they want to be part of.

Kind regards

Telephone:

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