

[REDACTED]

From: [REDACTED]
Sent: 05 September 2026 17:33
To: Planning; Alice.Johnson
Subject: Objections to DC/26/0933 - Land between Muntham Drive and Smugglers' Lane Chapel Road, Barns Green - Shanly Homes

Categories: Comments Received

Address - Camomile Barn, Emms Lane, Brooks Green, West Sussex, RH13 0TR

Reasons for comment: - Highways Access and Parking, Design, Overdevelopment, and Other

Planning Department, Horsham District Council, Parkside, Chart Way, Horsham, RH12 1RL – sent **by email to** planning@horsham.gov.uk

To the Planning Officer,

Application DC/26/0933 Land between Muntham Drive and Smugglers' Lane Chapel Road, Barns Green – Shanly Homes

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.

Yours faithfully,


Home – 
Mobile – 