

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 October 2026 10:50:44 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 04/10/2026 10:50 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: 5 Muntham Drive Barns Green West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments: Following a query raised with our local MP, John Milne (see below), it appears that significant housing planned for the parish of Barns Green and Itchingfield has not been taken into account when calculating the housing quota for this area.

The Arunlea Retirement Community has 141 units planned in Use Class C2. This should release about 67 houses elsewhere using the ratio suggested in the MP's email

(just below half). These 67 houses have not been included in the housing quota for Barns Green and Itchingfield.

Even if the lower number of 78 houses at Arunlea (as in the council's housing trajectory) is used as the basis for the calculation, this would release 37 houses elsewhere. Not even these 37 houses have been included in the housing quota for Barns Green and Itchingfield.

Given that there has already been substantial building in the local area in recent years, including Sumners Fields where stock remains unsold, it is therefore not reasonable to include the Shanly Homes proposal (DC/26/0933) as well as the 67 houses 'released' from the 141 actually build in our area at Arunlea.

email from John Milne:

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: John Milne MP
Sent: Monday, September 28, 2026 12:23
To: kathryn.dawn.martin@gmail.com
Subject: Case Ref: JM20487

Dear Ms Martin,

I am writing to you as you recently asked me about the Arun Lea retirement community at Broadbridge Heath and how it is counted towards the housing target in the draft Horsham District Local Plan. Housing for older people meets a real need, and it is reasonable to expect it to be reflected properly in the figures the Council uses to decide how many further sites have to be found.

Regarding whether Arun Lea counts, it does, but at a reduced number. The Council's housing trajectory, updated in February 2026, lists the Wellcross Farm site on which Arun Lea is being built at 26 homes for Phase 1 and 52 homes for Phases 2 and 3, 78 in total. The consented scheme itself is larger: outline permission covers up to 141 units in Use Class C2 (residential institutions), with 47 units in Phase 1. I have not been able to trace a figure of 147 units to a planning consent in the published documents. If you are referring to a different proposal at Arun Lea, please let me know.

Having looked into the matter further, the reduction follows national planning guidance rather than a local decision. Government guidance says authorities must "count housing provided for older people against their housing requirement", and for residential institutions the amount counted is based on the accommodation released in the housing market, calculated using the average number of adults per household in Census data. A unit at a care-based retirement community is therefore counted by reference to the homes its residents vacate, not one for one. The published trajectory does not state the ratio applied, although the figures above are consistent with dividing the number of units by a little under two. The Council's planning policy team can confirm the exact method.

On the Council's March 2026 figures, the proposed housing requirement for 2023 to 2040 is 17,828 homes, against identified supply of 15,430 homes, a shortfall of 2,398 that the Council has said it will need to address by considering additional allocations. The difference between counting Arun Lea at 141 homes and at 78 is 63 homes, so the way it is counted does not change that overall picture materially. Additional sites have since been proposed through the Main Modifications, which closed for comment on 24 August 2026, and the examination hearings resume on 13 October 2026.

There is a wider question about how specialist housing for older people is planned for, and it is a fair one. West Sussex County Council's evidence identifies a gap of 137 extra care units in Horsham District by 2035. The developer of Arun Lea has also told the examination that the plan does not set a numerical target for specialist older people's housing. That is a claim from a party with a commercial interest, but the plan's approach to homes for older people is already on the Inspector's agenda.

The overall requirement itself is not within the gift of the Council. It is built from the Government's Standard Method, which sets Horsham's own need, plus a contribution towards unmet need from neighbouring areas. I have previously set out how targets driven by local house prices are a crude measure, and that the more is built, the more the formula asks for. The counting rules for older people's housing are set by national guidance published in 2019, and that is a matter for Government rather than for Horsham District Council.

Thank you for raising this with me. I hope that my response provides you with some greater clarity. However if you do require any further clarification I will do my best to provide you with any additional information that you may need.

Best wishes,

John

John Milne MP

Member of Parliament for Horsham

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Kind regards