

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 September 2026 13:53:59 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 08/09/2026 1:53 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: Bullbrook Farm Valewood Lane Barns Green Horsham West Sussex

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 - Trees and Landscaping
Comments:	I am not against development in Barns Green if it is in line with the Neighbourhood plan that over 90% voted for last year. This plan was endorsed by HDC and does not include this site. Even the draft HDC plan only allocated 25 homes to this site. Barns Green is one of the last villages where the heritage

character of the Main Street has remained unchanged in over 100 years and most development has been behind it. This proposed development is not appropriate to its surrounding aesthetic of many grade 2 listed properties including Bennett's right next door. It is clear to me, as the son of one of the UK's renowned restoration architects, that no consideration has been given to these local factors in this Shanly homes proposal. It should be rejected on those aesthetic and density grounds alone before all the following factors are even considered.

As a resident of Barns Green and owner of a farm which Parsons Brook runs through my next objection to this development is on the grounds of sewage capacity which Southern Water cannot confirm but I can confirm it is inadequate currently as can be evidenced frequently in Parsons Brook. Southern Water is not even able to confirm capacity and until this happens and there is a plan for substantial increase in capacity no new developments should be considered.

Following on from the sewage issue is the manifest lack of electrical capacity in the village. I personally on the farm have the electricity from the grid supply below capacity to charge vehicles and SSE engineers have confirmed the lack of Barns Green capacity which can be confirmed by the need to use generators to supply electricity to houses in the Sumners Fields recent development.

Access is the next issue, it is hard enough as it is on a normal working day to navigate along Chapel Road and the new vehicle access proposed here is horribly located at a pinch point which has a blind spot and is a road safety nightmare given its proximity to the Queens Head, the shop and the school bus drop off point. This development will be unthinkable in its consequences for already increasing local and through traffic as a result of the recent development in Billingshurst and Southwater. There is also clearly insufficient parking in the proposal which will further stress Chapel Road, Muntham Drive etc.

Finally, there is the issue of flooding which is already a problem on Chapel Road and this site every winter. The massive reduction in exposed soil from this development will exacerbate the issue and the Shanly Homes application has no credible evidence based solution to a problem for which there is clear photographic proof.

In summary Barns Green is a great asset for HDC residents as it stands, there are agreed sites for development and indeed there has been recent appropriate development at Ashmiles and Sumners. However the character of Barns Green has been maintained and as a result residents from other local areas within the district such as Broadbridge Heath come here for amenities such as the pub, Sumners ponds fishing and camping, walking. Let's please have developments appropriate to maintaining the success that this local community has achieved. At each are farm houses which are the oldest in success and at the heart is a beautiful Sussex Village. Let's keep that aesthetic whilst

encouraging appropriate development in future when the village has the infrastructure to cope with it.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton