

From: Planning@horsham.gov.uk
Sent: 09 September 2026 00:51
To: Planning
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 09/09/2026 12:51 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: Sillwood House Sandhills Road Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	DC/26/26/0933 Land NW of Chapel Lane & South of Muntham Drive, Barns Green I wish to register my strong objection to the above proposed development by Shanly Homes in the field south of Muntham Drive in Barns Green. I am a resident of Barns Green. The village together with Itchingfield has a Neighbourhood Plan, 'made' in 2025, in which neither this field nor that mooted for development recently by Miller Homes are presented as suitable for development (but other sites are). The arcane

processes by which they are now once more on the table despite having been rejected deserve scrutiny.

. Given the man hours required for local residents to make sense of the Planning Department's many online documents and then object on a portal that is not user friendly for laypersons and keeps malfunctioning, this is disingenuous.

Councillors recently passed a motion to refuse an application by Miller Homes to develop an adjacent field and the reasons for their motion to refuse the application are also relevant to this application. The circumstances are similar and even though not an identical scenario many of the objections raised apply here as well.

Namely:

1) Continuing and unresolved issues in the village and surrounding area involving surface water drainage/flooding in heavy rain, sewage overflow and drainage capacity. Assumptions seem to have been made by planners about Barns Green somehow being able to mop up new surface flood, sewage and wastewater from other new developments eg in Southwater, or following the closure of Itchingfield wastewater treatment works. Barns Green wastewater treatment works cannot cope with the current demand, routinely polluting the Adur in periods of heavy rain, never mind the additional demand any further development would entail. Southern Water's protestations to the contrary are unconvincing given their confession that they were not confident of capacity as per communications earlier this year. Given the ongoing legal wrangles and allegations against senior personnel in their company I don't think anything coming from that direction should be considered reliable. Planners seem to think you can retrofit this sort of thing and waft away the problem like an inconvenient insect. It is a serious obstacle to any further building in this village, presenting massive logistical, infrastructure and public health and environmental issues. It cannot be treated as an afterthought, or something a developer can 'make good' easily while constructing a single housing estate.

2) Destruction of rural village character which housing development in this field would also involve. This includes destruction of immediate environment surrounding character/listed buildings nearby - Blacksmith's Cottage, The Queen's Head Pub and Bennetts, vandalism of hedgerows to create an access road, overdevelopment of a village by building on fields which are outside the Build Up Area Boundary and abut rural/agricultural fields and open countryside.

These were the reasons the councillors refused the Miller development and they also apply to the Shanly homes development.

In addition I would like to point out the nightmare that an increase in population and their necessary vehicles would create, on top of damage and safety issues with construction in this area.

Barns Green cannot be accessed unless via pinch points and extremely narrow lanes and tight bends - these are:
under the railway bridge,
over the level crossing round the corner between the shop and Emms Lane,
at the bottom of Weston's Hill round onto Fulford's Road (accident blackspot),
via Christs Hospital/Tower Hill near the Boar's Head,
via New Road/Valewood Lane.

Many of these roads have no footway whatsoever and there is no way to widen the road to create one. The roads are frequently used by runners and cyclists accessing the Downs Link or practising for the Barns Green Run, a very popular local marathon, as well as equestrians who hack on the local bridleways and need to use the roads as well to access farmland and hacking trails. Children access secondary education in Horsham or Billingshurst via school bus and then trundle home along roads sometimes with no proper footway. Adding disproportionate extra traffic to these roads is madness and is BOUND TO PRODUCE ACCIDENTS.

Any new development will add the burden of construction vehicles on the roads and the pressure of drilling etc and transporting of heavy loads which may well actually materially damage Grade II listed buildings such as Bennetts. They do not have foundations and can be vulnerable to the effects of heavy construction traffic and building methods eg piling.

Any new development in this village necessitates the addition of a considerable number of car journeys owing to the rural position and lack of consistent regular public transport system. Affordable housing targets in the development are all very well but they take no notice of the fact that affordable housing is frequently aimed at people who want to get to and from jobs using public transport. There are buses but the service is extremely sparse and there is nothing after 4.35pm or at weekends. Trains at Christs Hospital are an unrealistic 47 minute walk away along said roads with no pavement which is completely implausible for 6 months of the year. Car journeys would have to increase disproportionately to furnish the increased population with transport and this would increase emissions and noise as well as contribute to highway maintenance issues which are already stretched especially during the winter where the flooding here exacerbates potholes, blocked drains and culverts and surface water drainage problems.

The parking and pinch point outside the pub and village shop has not been adequately thought through. I think a lot has been resting on the assumption that the Miller Homes application would pass and then Shanly could capitalise on the momentum and permissions regarding changes to the roadway in Chapel Road. The splay into Chapel Road would involve not only destruction of an ancient hedgerow but a dangerous extra access point onto a busy and awkward section of the road at the centre of the village.

The housing here is presumably being mooted to alleviate downward pressure being felt by HDC to fulfil building targets which have failed to materialise in Crawley and elsewhere, tilted balance being felt as something to push it through regardless of appropriateness. But appropriateness does outweigh tilted balance. The housing need here is not the same as has been felt in Brighton or Crawley and housing has not sold quickly at all in Sumners Fields where some buildings are still powered by generator due to problems connecting with the electrical grid. There is a short-sightedness evident in the housing arrangements and mix being considered which should lay the whole plan open to examination. Barns Green is not a suburb but is being treated as one. Our countryside is literally being thrown under a bus to make good the promises that Crawley and others have failed to deliver upon.

Further points:

Building on the fields will exacerbate flooding by creating more hard standing and reducing natural drainage through the soil. Removal of the hedgerow will do the same.

There are protected wildlife species in the area:

Bats

Greater Crested Newts

Slow worms

Grass snakes/adders

As well as stoats, deer, woodpeckers and more.

Building on this field in my opinion is wanton destruction of the countryside for the sake of ticking a few boxes in a document on a council office desk and is deeply enraging. Ancient woodland and ancient hedgerows are protected for a reason.

It is ESSENTIAL that adequate surveys are done at the correct time of year ie in the correct season as specified by the relevant conservation authorities and mitigations considered for ALL these species. There has been little done to date as far as I am aware. One ecology assessment visible on the portal points to inadequate research having been done to date regarding the bat habitat. This would also be affected by LIGHT POLLUTION from both additional street lighting required for the roads surrounding the development as well as lighting from the housing itself.

The process by which this field is being considered for development, having been excluded at an earlier stage, is suspect - as is the apparently movable quantum of housing which has

shifted from 25 to 31 dwellings. If HDC is bothering to ascertain objections from the local community, at least play ball with the alleged process and keep the goal posts in the same place for five minutes. I wonder if there is the imagination available to realise that residents do not work for the Planning Department and do not have unlimited hours to spend trawling through documents buried on the website or within a portal, looking for justifications amid scenarios that appear nonsensical. The portal and email for objections has proved creaky and inadequate and difficult to use for residents. [REDACTED].

This is a summary of my objections.

I therefore strongly protest to the proposed building project.

Regards
[REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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