

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2026 11:03:43 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 10/09/2026 11:03 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: 1 Park View Cottages Sandhills Road Barns Green

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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to formally object to the proposed Shanly Homes development under planning application DC/26/0933 for the following reasons:

1. Overdevelopment and inappropriate scale

The site, previously identified as site 18 in the Neighbourhood Plan (NBP) Housing Plan Availability Assessment, was previously rejected for a number of reasons. One of the concerns at that time was that the proposed density of 25 homes was considered too high for the character of the village. The current proposal is for 31 homes, making this concern even more relevant.

There is also a question as to whether there is a genuine need for further housing of this type in this location. A significant number of properties at the nearby Sumners Ponds development remain unsold. A typical two-bedroom property is around £500,000, which raises questions about whether the issue is actually a lack of housing supply, or rather a lack of genuinely affordable housing.

Although the application refers to 35% affordable housing, I understand that no Registered Provider (RP) has yet been identified for the site.

The site is also outside the Built-Up Area Boundary and is not consistent with the Itchingfield Neighbourhood Plan. Although the Horsham Local Plan remains in draft form, the Neighbourhood Plan continues to carry legal weight under the Localism Act 2011 and the Planning and Compulsory Purchase Act 2004.

2. Traffic, congestion and road safety

Traffic and road safety were among the reasons why this site was previously considered undeliverable under the Neighbourhood Plan.

The proposed access onto Chapel Road would inevitably increase the number of vehicles using what is already a busy road, particularly during the morning and evening peak periods. There are already concerns about vehicles travelling above the speed limit, and adding a significant number of additional cars would increase the potential risks to pedestrians, cyclists and other road users.

Barns Green also has relatively limited public transport. As a result, residents living on this site are likely to be heavily reliant on private cars for commuting, shopping, school and other everyday journeys. The likely level of additional traffic therefore needs to be properly considered rather than assuming that a significant proportion of journeys will be made by public transport.

3. Noise, disturbance and loss of tranquillity

The character of this part of Chapel Road would change significantly if the development goes ahead.

At present, this is a relatively peaceful area, particularly in the evenings. The introduction of 31 homes, additional vehicles, lighting and general residential activity would inevitably result in increased noise and disturbance.

The site also slopes upwards away from Chapel Road, meaning that the development is likely to be particularly visible. Additional lighting would be noticeable from the surrounding area, including from properties along Muntham Drive, whose residents currently benefit from open views across the countryside.

The development would therefore have a substantial impact on the existing rural character and outlook of the area.

4. Heritage and landscape harm

Chapel Road is an important route through the village and its established hedgerows contribute significantly to its rural character and help maintain the appearance of Barns Green as a village.

The proposal involves removing approximately 15 metres of hedgerow. Given that the land rises behind the road, removing this vegetation would make the proposed development considerably more visible from Chapel Road.

I am particularly concerned about the significance of this hedgerow. It is understood to be more than 30 years old and potentially qualifies as an important hedgerow under the Hedgerows Regulations 1997. It also provides a valuable role in helping to manage surface water run-off.

There are also important heritage considerations. The proposed development adjoins Bennett's Cottage, one of the oldest cottages in Barns Green and a Grade II listed building, while there are two further Grade II listed properties opposite the site.

The proposed development does not, in my view, reflect the character or appearance of this part of the village. This is a Greenfield site situated in the middle of the village, and the mitigation measures proposed do not appear sufficient to address the resulting landscape and heritage harm.

5. Ecology and biodiversity

There are also significant ecological concerns that require further investigation.

Bats are known to be present in the area, and I note from the correspondence from Place Services that additional information is required from the applicant, including input from a suitably qualified ecologist.

There are also numerous visible ant hills across the site, which raises further questions about the ecological value of the land.

Given the site's existing habitat and its location within the village, I do not believe that the ecological implications have yet been adequately addressed.

6. Sewerage, drainage and wider infrastructure

There are already well-documented problems with sewerage infrastructure in Barns Green, including sewer overflows. Southern Water has not, in my view, adequately demonstrated how the existing infrastructure will cope with the additional demand created by another 31 homes.

This is particularly concerning given the existing flooding problems in the village. The area around the village shop, directly opposite the proposed development, is identified as being at high risk of flooding.

With climate change expected to increase the frequency and severity of extreme rainfall events, it is important that the long-term implications for drainage and surface water are properly assessed.

There are also questions about whether the local electricity infrastructure has sufficient capacity to support further development. The fact that the Sumners Ponds development is still operating using its own generator demonstrates that infrastructure capacity in the area should not simply be assumed.

7. Impact on the village and community

Barns Green has a particularly strong sense of community, and this is one of the things that makes the village such a desirable place to live.

Residents have previously taken the Neighbourhood Plan process seriously and worked with Horsham District Council to identify appropriate sites for future development. This involved a considerable amount of residents' time and, in some cases, personal expense.

We are not opposed to new people moving into Barns Green. A village needs new residents and must evolve over time. However, development needs to be carried out sensitively and in a way that respects the existing character, appearance and rural setting of the village.

The fact that this particular site was previously rejected through the Neighbourhood Plan process is therefore particularly

concerning. If the reasons for rejecting the site remain relevant - and in some respects appear even more significant given the increase from 25 to 31 homes - it is difficult to understand why the site is now being put forward for development.

There is a clear distinction between supporting appropriate housing development and accepting development that is excessive or inappropriate for its location. I believe this proposal falls into the latter category.

For all of these reasons, I respectfully ask Horsham District Council to refuse planning permission for application DC/26/0933.

Thank you for taking the time to consider my objection and for reading my comments.

Kind regards

Telephone:

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