

STATEMENT OF COMMUNITY INVOLVEMENT

Land at Muntham Drive and Chapel Road, Barns
Green, West Sussex

Shanly Homes

Sorbon
Beaconsfield
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United Kingdom

SHANLY
— HOMES —

Statement of Community Involvement

Executive Summary

Shanly Homes Ltd, the Applicant, undertook a community engagement exercise to gain a better understanding of local views on the proposed development. This provided residents with the opportunity to share their opinions and suggestions, helping to inform the final design.

Prior to engaging with the local community, the Applicant held pre-application discussions with Horsham District Council. Feedback issued on 3 November 2025 confirmed that the principle of the proposed development would be supported.

Following this, on 25 March 2026, the Applicant issued 397 community engagement invitation letters to neighbouring residents. The letter described the site, outlined the proposals, and provided both a QR code and a website link to access the consultation survey. The online survey comprised six questions relating to the site and the development principles, together with an opportunity for residents to provide open-ended comments on the proposals.

After a 3-week consultation period, the online survey received 44 responses, equating to a response rate of 11%.

Although the response rate was low, they provided an insight into how the local community, in particular the immediate neighbours, view the site, and what they would like to see come forward as a result of the development.

The consultation responses indicate a limited level of support for certain elements of the proposed development, including the provision of new housing and enhancements to landscaping and public open space. Given the modest response rate and the tendency for some respondents to register consistent opposition across multiple questions, the results should be viewed with a degree of caution, particularly where they may not fully distinguish between views on the principle of development and views on specific design components.

Introduction

This Statement of Community Engagement has been prepared by Shanly Homes Ltd ('the Applicant') in support of the Full Planning Application for residential development at Land at Muntham Drive and Chapel Road, Barns Green, West Sussex ('the Site'). The proposed development comprises 31 dwellings, including affordable homes, internal access roads, landscaping and associated infrastructure.

PURPOSE OF THE REPORT

This report has been prepared to gain a greater understanding of the opinions and feedback of the local community of Barns Green on the proposed development. The report and accompanying survey were designed to gather constructive community feedback to help inform and refine the emerging proposals.

THE SITE

The site is located to the south of Muntham Drive and west of Chapel Road, Barns Green, West Sussex (RH13 OPS), and is allocated for residential development within Horsham's emerging Local Plan.

The site comprises an agricultural field currently used for grazing, together with a small stabling area and enclosure in the north-western corner, extending to approx. 1.88 ha in size.



Figure 1: Location Plan

THE PROPOSED DEVELOPMENT

The Proposed layout is illustrated below:



Figure 2: Site Layout

- Plot 1 has been positioned to allow for a spacious access into the development, maintaining the open feel along Chapel Road.
- The layout reduces in density as it moves further west to allow for a softer transition to the open fields beyond.
- As the site rises to the northwest, the ridge heights of the proposed dwellings reduces, reducing the visual impact on the development from the surrounding area.
- Development has been positioned away from boundaries to prevent any impact on the surrounding boundary trees.
- A pedestrian footpath has been provided to the northeast of the site to create a link to the Village Hall and play area beyond.
- Development has been located to create a landscaped buffer to the Grade ii listed Bennetts to the east of the site.

Research Method

ONLINE SURVEYS

Due to the size of the proposed development and the nature of the local area, it was decided that the most appropriate research technique would be an online survey.

The online survey has been created using Microsoft Forms, that could be shared via an accessible link or QR code. The survey consisted of five short yes/no questions and one open-ended question.

Online survey can provide the following benefits, including, but not limited to:

- ✓ Easy to use for participants, meaning more participants are likely to engage.
- ✓ Less time-consuming meaning participants are more likely to continue until the end.
- ✓ More accurate information as the margin for error is greatly reduced due to no reliance on attentiveness of the researcher.
- ✓ Increased likelihood of honest answers. Participants are more likely to give honest answers online compared to face-to-face questionnaire or telephone interviews.
- ✓ Online surveys can be undertaken at anytime and anywhere, thus increasing its flexibility and useability.

GOALS AND OBJECTIVES

Before creating the online survey and initialising the research engagement exercise, it was important to outline a set of key aims and objectives that will assist in ensuring the exercise benefits the proposed scheme and provides informative data.

The following goals were established that the research is seeking on achieving:

1. Gain a greater understanding of the local community's view on development.
2. Receive constructive feedback on the proposals including layout, design, and wider benefits.
3. Receive support from the local community on the proposed development.

RESEARCH FORMAT AND SURVEY CREATION

The community engagement exercise begun by establishing a research area in which potential participants will be notified. (See Appendix A).

The potential participants were notified and invited to complete the survey via a directed letter drop. The letter outlined the purpose of the research, the site and the proposed development, and provided a barcode to complete the survey at their convenience. The letter has been placed within Appendix B of this report.

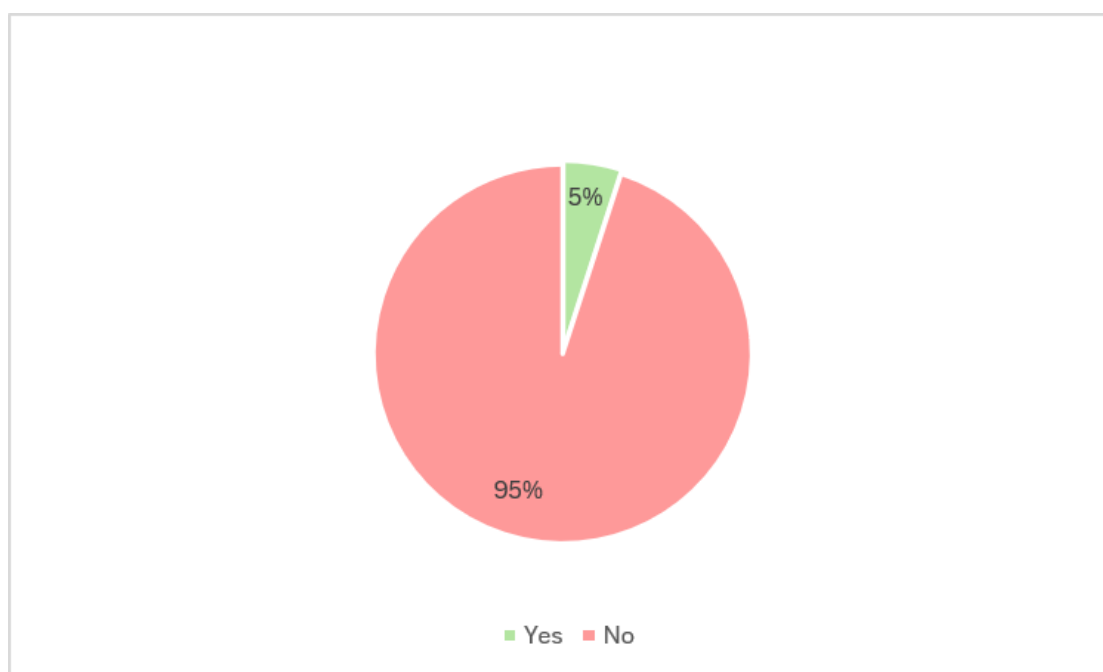
Results and Analysis

ONLINE SURVEY RESULTS

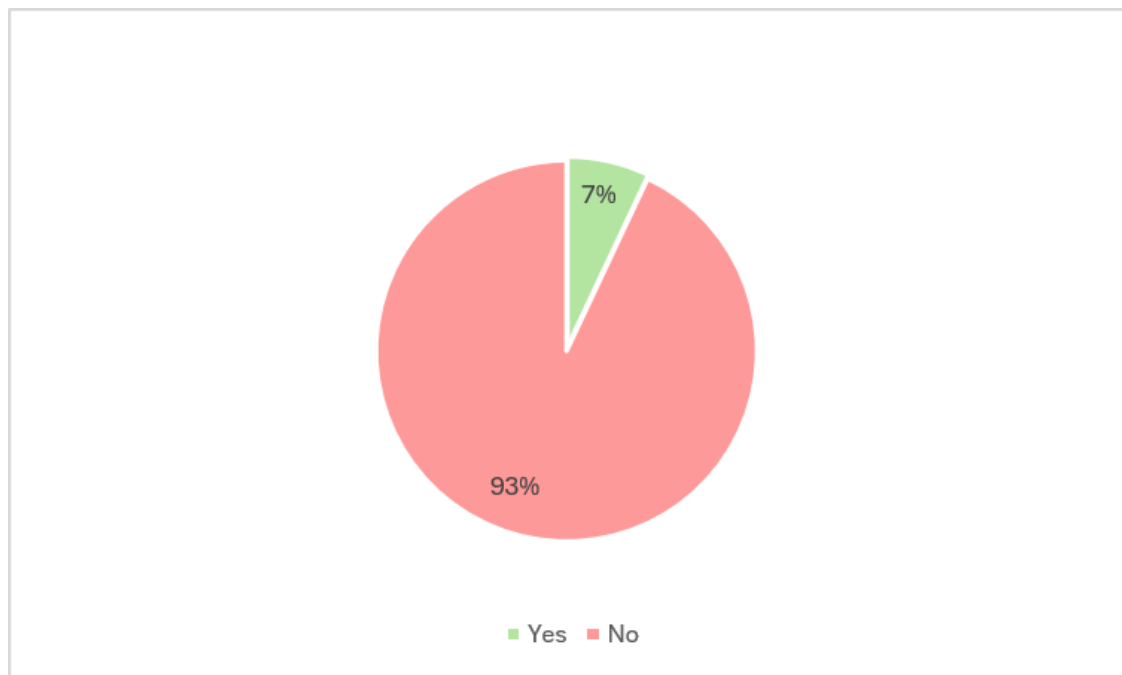
397 public consultation invitations were sent to residents within the set radius. Out of the invitations sent, the survey received 44 completed responses. The response rate converts to approximately 11%.

This section of this report will illustrate the responses for each question set out below:

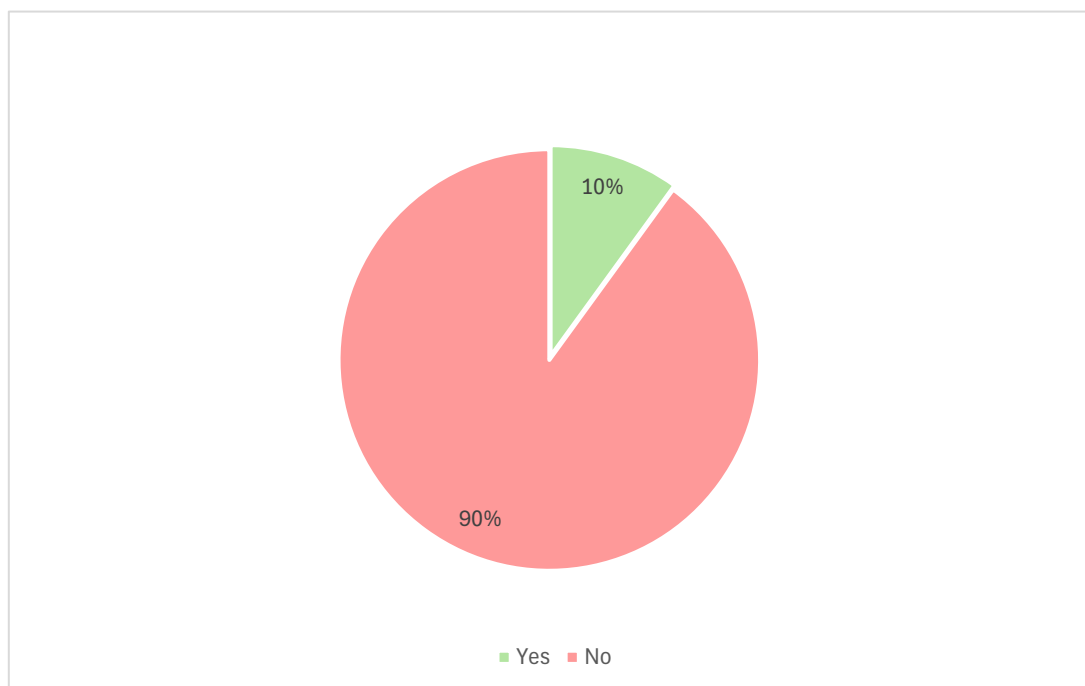
1. Do you support the provision of new homes to help towards the housing needs of Horsham?



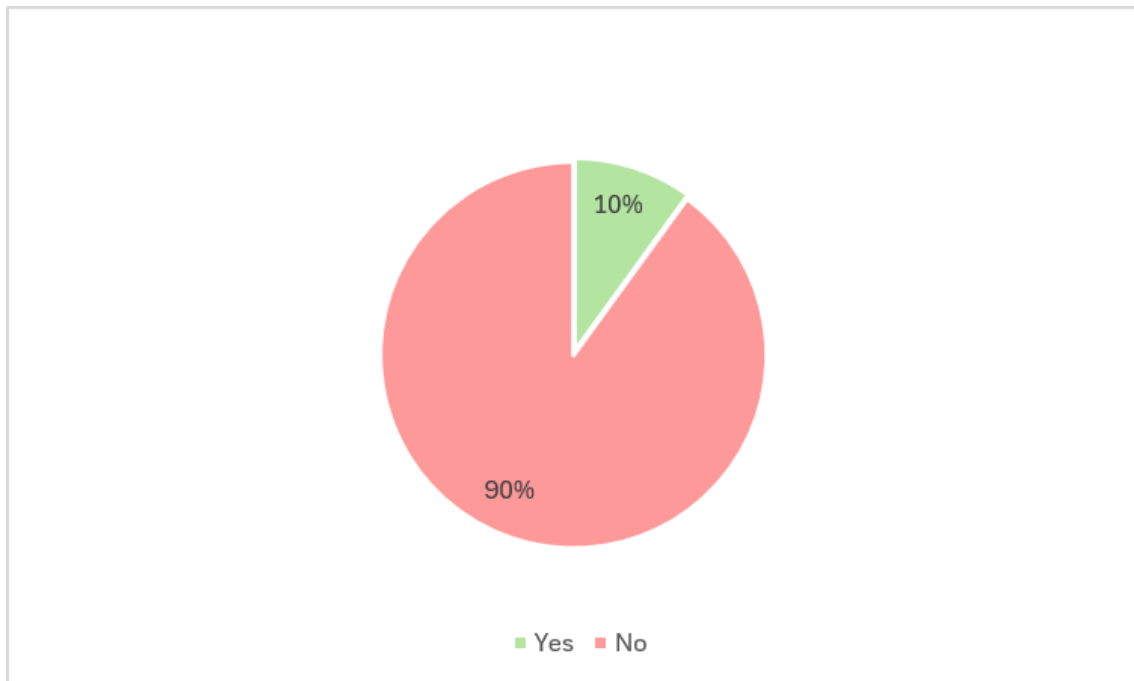
2. Do you support the proposed design and layout of the proposals?



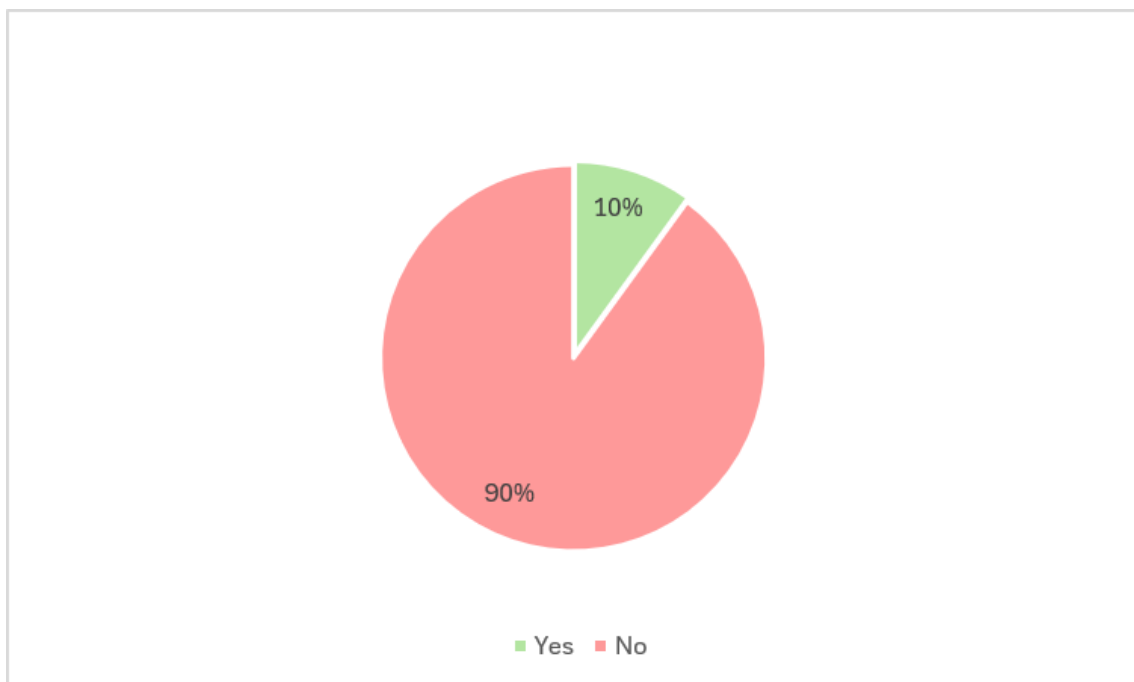
3. Does the design and elevations respond to the character of the area?



4. Do you support the lands caping and green space included within the layout?



5. Do you support the proposed pedestrian connection link to Muntham Drive and the Village Green?



6. Do you have any further comments on the proposals for the site?



Figure 3: Word Cloud

Key Themes Raised

A total of 41 written comments were received in response to the public consultation. A number of key themes were identified within the feedback which are set out below, together with a summary of our responses.

NEED FOR ADDITIONAL HOUSING

Many respondents referenced recently completed and proposed developments within the village, including Sumners Field and the Miller Homes scheme, and questioned whether additional housing is required.

It is important to note that housing requirements have been established through the local plan examination in which has set out a requirement of 819 dwellings per annum (dpa). The most recent Housing Delivery Test results published in December 2024 shows that the council provided just 62% of the required housing over the previous three years. In this context, new development is essential to help address the district-wide shortfall in housing supply, and sustainable settlements such as Barns Green are expected to contribute towards meeting identified housing needs.

The site is allocated for residential development in the emerging Local Plan, which establishes that the principle of housing in this location has already been recognised through the plan-making process. Therefore, the proposed development represents a necessary contribution towards achieving this objective.

LOCAL INFRASTRUCTURE

Infrastructure capacity was identified as one of the principal themes during the public consultation. Respondents raised concerns regarding the ability of existing local services and facilities to accommodate additional growth, in particular education, healthcare, and local retail.

It should be noted that the site has been identified through the Local Plan Examination suitable for residential development. This allocation is supported by a robust evidence base, including sustainability appraisals and settlement hierarchy studies, which demonstrate the appropriateness of accommodating growth in this location.

Any impacts on infrastructure can be appropriately managed and mitigated through the planning process. This includes securing necessary improvements and enhancements via CIL funding.

FLOOD RISK

Respondents expressed concerns relating to flood risk, particularly in respect of surface water drainage and the capacity of the local sewer network

These concerns have been carefully considered, with proactive engagement undertaken with West Sussex County Council, including pre-application discussions which have directly informed the site's drainage strategy. A detailed Flood Risk Assessment has been prepared confirming that the proposal can be drained into the existing surface water culvert running alongside Chapel Road.

The scheme also incorporates a range of SuDS which will be used to manage surface water runoff, with the systems arranged in series to form an effective surface water management train that collectively captures, conveys, and stores surface water runoff from the development.

TRAFFIC AND HIGHWAY SAFETY

In relation to traffic generation and highway safety, respondents raised questions regarding the potential for increased traffic movements through the village, and the adequacy of visitor parking provision.

These matters have been assessed through the design process and are informed by the accompanying Transport Statement. The assessment confirms that the development can be accommodated within the local highway network without giving rise to severe impacts on capacity or highway safety. At the same time, the proposals have been designed to encourage more sustainable travel choices and to minimise reliance on the private car wherever possible.

Pedestrian connectivity would be improved through new footway provision associated with the access arrangement, together with the reinstatement of the existing gated access on Muntham Drive as a permeable pedestrian link to destinations north of the site and the wider rights of way network. To further encourage more sustainable travel choices, the scheme would also provide ample cycle storage and a £100 bus or cycle voucher per household. Any necessary improvements to bus or rail services can be secured through CIL.

Parking provision within the site is proposed at an appropriate level, with 70 spaces in total, including visitor parking in accordance with West Sussex County Council guidance.

CHARACTER AND SETTING

Many respondents highlighted the importance of Barns Green's rural character and expressed concerns regarding the potential impact of the proposed development on the character of the village and the perceived loss of countryside.

The site currently comprises an agricultural field used for grazing, with associated stabling to the northwest. Site context, including its landscape setting and sensitivity, has been thoroughly assessed through a Landscape and Visual Impact Assessment (LVIA) and a Heritage Impact Assessment. These assessments have directly informed the evolution of the design proposals.

The site is relatively well contained, benefiting from existing boundary vegetation and a degree of enclosure which limits wider visibility. The proposed development has been carefully designed to respond to this context, with built form set back from site boundaries and adjacent roads, reflecting the established pattern of development along Muntham Drive and providing a logical continuation of the existing settlement edge.

Significant consideration has been given to landscaping and green infrastructure. The proposals incorporate new planting, retained vegetation, and areas of open space to soften the development and reinforce the site's rural edge. The layout has also been designed to reduce density toward the western boundary, creating a more gradual and sensitive transition to the adjoining open countryside. Ridge heights are reduced toward the northwest of the site, where levels rise in order to minimise visual prominence and ensure the development integrates into the surrounding landscape.

Overall, the scheme has been informed by the key concerns raised through consultation and seeks to respect and respond to the character of Barns Green while delivering a well-integrated and appropriately designed extension to the village.

ECOLOGY AND BIODIVERSITY

Several respondents raised concerns regarding impacts on local wildlife, Biodiversity and the wider natural environment.

In response, a range of ecological surveys have been undertaken to establish the existing biodiversity baseline and identify any ecological constraints associated with the site. These surveys will inform a comprehensive Ecological Impact Assessment (EclA), which will identify any potential impacts and set out appropriate mitigation and enhancement.

Existing boundary features including established tree lines are proposed to be retained. This is complemented by a landscape strategy which includes new planting and green infrastructure to support and enhance biodiversity. Within this approach, the development will seek to deliver a minimum of 10% Biodiversity Net Gain, in accordance with national policy requirements.

CONCLUDING REMARKS

The results from the public consultation have provided a valuable opportunity to understand local views on the proposed development and the key considerations of residents in Barns Green. While a number of questions were raised, these have been carefully reviewed and have directly informed the evolution of the proposals.

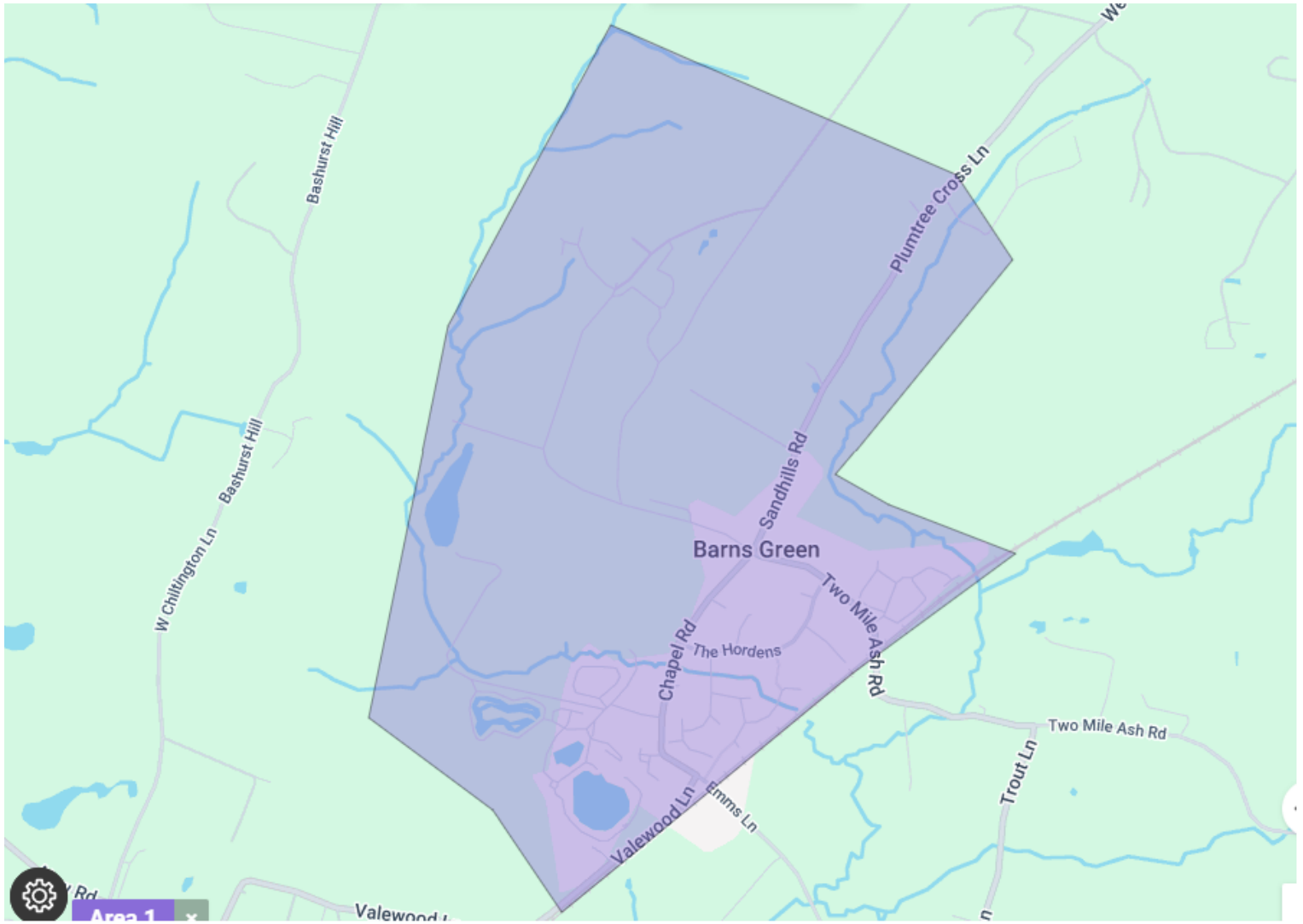
It is acknowledged that the use of an online survey presents certain limitations. In particular, the absence of face-to-face engagement reduced the opportunity to discuss concerns in real time, clarify misunderstandings, and explore issues in greater depth. However, the online approach did allow a wider pool of participants to engage at their convenience, helping to capture a broader range of views from across the local community.

Public consultations provide a meaningful opportunity for the local community to comment on the application and help shape what they would like to see come forward through development. We therefore consider collaboration with residents to be an important part of the process and are disappointed by level of responses received. It is also worth noting that while the survey results suggest a lack of support for the scheme, the response rate (11%) was low and therefore the survey results should not be considered as a reflection of all those invited to respond or indeed the wider Village.

The Applicant remains committed to continued engagement as the application progresses and is confident that the scheme represents a balanced and policy-compliant approach that responds to local considerations while contributing towards wider housing needs.

Appendix A

Engagement Search Area



Appendix B
Engagement Invitation Letter

25th March 2026

Dear Resident,

Shanly Homes – Land northwest of Chapel Lane and south of Muntham Drive, Barns Green

Shanly Homes is a multi-award-winning, well-established property development company, which since its inception in 1969 has remained committed to developing high specification, sustainable and architecturally innovative homes. We believe our developments should give something back to the community, not just in providing new homes, but to actively enhance a community through excellent design, build quality and attractive surroundings.

The proposals to redevelop land northwest of Chapel Lane and south of Muntham Drive will deliver much-needed, high-quality housing in Barns Green, Horsham. The houses will be carefully designed to help enhance the local area while providing new homes that improve the quality of life for those who live there.

We are committed to meaningful community engagement and have commenced a pre-application consultation programme. As part of this, we are hosting an online public exhibition to showcase the proposals and provide an opportunity to submit comments.

Our aim is to inform [local residents](#), businesses, and interest groups, as well as obtain feedback, which would, where possible, be incorporated into the final proposals.

We would like to invite you to visit our online public exhibition to view the proposals and submit your feedback on the plans. The online public exhibition will be available from Monday 30th March to Monday 13th April 2026.

You can view the online public exhibition by visiting www.barnsgreen-shanlyhomes.com or by scanning the QR code.

Yours sincerely,

Shanly Homes



Appendix C
Community Engagement Survey

Barns Green - Feedback Form

Thank you for taking the time to complete this form. This is your opportunity to share your thoughts and suggestions on the proposals for Barns Green. All responses will be carefully considered as we continue to develop the scheme and will be treated confidentially.

1. The proposals would deliver 31 new homes including a mix of smaller and family homes. Do you support the provision of new homes to help towards the housing needs of Horsham?

☐ Yes

☐ No

2. Do you support the proposed design and layout of the proposals?

☐ Yes

☐ No

3. Does the design and elevations respond to the character of the area?

☐ Yes

☐ No

4. Do you support the landscaping and green space included within the layout?

☐ Yes

☐ No

5. Do you support the proposed pedestrian connection link to Muntham Drive and the Village Green?

☐ Yes

☐ No

6. Do you have any further comments on the proposals for the site?

Enter your answer