

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 20:58:50 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 09/09/2026 8:58 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: 1 Park View Cottages Sandhills Road Barns Green

Comments Details

Commenter Type:	Neighbour
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:	Objection to the Proposed Housing Development in Barns Green I am writing to formally object to the proposed development of houses very close to our home, opposite Barns Green Village Hall

and onto Chapel Road, opposite the Queen's Head pub. I have lived in Barns Green with my family for the past 11 years, and I feel that the village has already seen a significant amount of new housing development, particularly with the Sumner's Ponds estate. Given that there are still properties still available there and not selling, I question whether there is a genuine need for further development in this particular location.

1. Overdevelopment and housing affordability

I do not understand the justification for building more houses that are going to be even more expensive especially when many young people like me cannot afford the homes that have already been built. The concept of "affordable housing" seems particularly difficult to reconcile with the prices in Barns Green.

2. Traffic, congestion and road safety

The proposed development is likely to increase traffic on Chapel Road which I walk up everyday to go to the shop, particularly around the junction near the site. This is already a busy road, and adding a significant number of additional vehicles could make the area more congested and potentially more dangerous, especially for older people and children within our village..

3. Noise, air quality and environmental impact

More houses will inevitably mean more vehicles travelling to and from the development. This is likely to increase noise levels in what is currently a relatively quiet part of the village, as well as increasing emissions and contributing to poorer local air quality. As a young person, I am increasingly concerned about climate change and the effects that environmental decisions being made today will have on my generation. We have already experienced increasingly extreme periods of heat, and I do not think we should simply assume that continued development and additional car use have no environmental consequences. The additional traffic could also affect local air quality and, consequently, the health of people living in the surrounding area.

4. Loss of hedgerows and wildlife

Having looked briefly at the plans, I understand that approximately 15 metres of existing hedgerow would be removed as part of the development.

Hedgerows are an important feature of our village and are particularly important in maintaining the character of where I live. They also provide habitats for wildlife.

I therefore question whether sufficient consideration has been given to retaining these hedgerows and protecting the biodiversity of the area. At a time when we are increasingly aware of the need to protect wildlife and natural habitats, removing established vegetation to facilitate development seems difficult to justify without strong mitigation measures which I do not see in the plans I have seen.

5. Impact on the historic character of the area

I am not a history buff, but there are three very old houses close to the proposed development and it just won't look right.

I am concerned that placing a modern housing development

immediately next to such a historic building could have a significant impact on its setting and on the character of the area.

6. Building on greenfield land

I was under the impression that planning policy encourages the use of brownfield sites for new housing wherever possible, rather than developing undeveloped greenfield land.

I would like to see greater consideration given to whether enough brownfield and previously developed land has been exhausted before villages like Barns Green suffer.

7. Being a young person I would much rather live somewhere with better public transport, more affordable housing, greater access to employment and other opportunities, and a larger population of people my own age. While I appreciate that Barns Green is an attractive place to live, I do not believe that continually expanding villages is necessarily the best way of addressing the housing needs of younger generations.

Conclusion

I understand that new homes are needed and that housing is an important planning issue. However, I do not believe that building additional homes at this particular location is the right solution. The potential impacts on traffic and road safety, noise, air quality, wildlife, hedgerows, the historic character of the area and the surrounding countryside all need to be properly considered. More importantly, I question whether this development would genuinely help young people access affordable housing, or whether it simply represents further development in an area where housing is already unaffordable to many of us.

For these reasons, I respectfully ask that the proposed development be refused or, at the very least, that the concerns raised above are fully considered before any decision is made.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

