

[REDACTED]

From: [REDACTED]
Sent: 09 September 2026 21:41
To: Planning
Subject: DC/26/0933 - Shanly Homes -Erection of 31 dwellings with access from Chapel road.

Categories: Comments Received

From: [REDACTED] Briar Lodge, Trout Lane, Barns Green. West Sussex. RH13 0QD.
Email: [REDACTED]

Dear Planning Officer.

Re: Objection to planning Application DC/26/0933
Erection of 31 dwellings with access from Chapel Road, Barns Green West Sussex.
Applicant: Shanly Homes.

I am a resident of Barns Green and wish to formally object to Shanly Homes proposal for the erection of 31 dwellings in the centre of Barns Green.

I strongly believe that the proposed development is inappropriate for this location and would have a significant adverse impact on the character of the village, local heritage, highway safety, drainage and flooding, wildlife, infrastructure and the quality of life of existing residents.

I respectfully ask Horsham District Council to **refuse** this application.

1. The suitability of the proposed site

The proposed development site was considered during the preparation of the Barns Green Neighbourhood Plan. I understand that it ranked 29th/30th out of 30 sites considered for development, demonstrating that it was regarded locally as one of the least suitable options.

The Barns Green Neighbourhood Plan was subsequently ratified in October 2025 and endorsed by Horsham District Council. The site was not identified as an appropriate location for housing within the village.

Other sites were identified as more appropriate, including Sumners Ponds and the brownfield site at Itchingfield, on the former school land.

The Council should therefore give significant weight to the locally established planning position and the community's expressed preference for where development should take place.

2. Relationship with the Built-Up Area Boundary

The proposed site is currently outside the Built-Up Area Boundary (BUAB) and is therefore within the countryside for planning purposes.

I am concerned that the emerging Horsham Local Plan 2023–2040 appears to identify these fields within the proposed BUAB, effectively moving the boundary to incorporate land that is currently outside it.

This raises serious concerns about the consistency between the current planning position, the emerging Local Plan and the proposals now being brought forward by developers.

I would ask the Council to explain clearly:

- Why this land is now being considered for inclusion within the BUAB;
- What consultation has taken place with Barns Green residents regarding this proposed change;
- How the proposed boundary change relates to the adopted **Barns Green Neighbourhood Plan**; and
- What weight can legitimately be given to the emerging Local Plan in determining this application.

3. Relationship with the neighbouring Miller Homes proposal

The proposed Shanly Homes site is immediately adjacent to land previously promoted for development by Miller Homes.

The Miller Homes proposal was recently refused by the Planning Committee. Many of the same concerns apply to this application, particularly in relation to highway safety, infrastructure, landscape, flooding, village character and the suitability of the site.

I therefore question why a neighbouring proposal raising substantially similar issues is now being considered.

I ask the Council to ensure that the reasons for refusal of the Miller Homes application are fully considered when determining this application, together with any relevant evidence and material planning considerations.

4. Heritage and the character of Barns Green

The proposed site is surrounded by a number of historic and listed buildings, including five Grade II listed buildings.

The development would fundamentally alter the setting and appearance of these buildings and would have a particularly significant impact on nearby properties such as Bennetts Cottage (a listed building).

I am also concerned about the potential structural implications for Bennetts, which I understand has no conventional foundations. The Council should ensure that appropriate structural and heritage assessments are undertaken before any decision is made.

Barns Green has a distinctive historic and rural character. Introducing a substantial estate of new-build properties into this setting would materially alter the character and appearance of the village.

5. Design and scale of the proposed houses

The proposed development appears more characteristic of an urban or suburban housing estate than a traditional rural village.

If development is permitted within historic villages, the design, scale, materials and rooflines should respond sensitively to the existing built environment.

Particular attention should be given to building heights and rooflines so that new properties do not dominate or overshadow existing homes and historic buildings.

The experience of the recent development at Sumners Ponds demonstrates the importance of getting this aspect right. The height and scale of those properties have had a significant visual impact on the village when entering Barns Green.

6. Highway safety and access

The proposed access onto Chapel Road is a significant concern.

The entrance would be opposite the car park access serving the village pub, which is a busy local facility. Chapel Road is already constrained by parked vehicles and the narrowness of the road.

The introduction of construction traffic, including large HGVs, would create additional risks and congestion.

There is also a serious concern about maintaining access for emergency vehicles. Chapel Road provides access towards the Horderns and surrounding roads, as well as Valewood Lane and the Brooks Green area.

Any obstruction caused by construction traffic, parked vehicles or increased traffic could potentially compromise emergency access.

7. Proximity to the crossroads and increased traffic

The proposed entrance is less than approximately 50 metres from a busy crossroads.

The area is particularly busy at school times. An enormous amount of taxis travel along Muntham Drive in the morning and afternoon to transport children to Muntham School. Parents also park at the village hall and walk towards the crossroads and school.

The crossroads also serves the village hall, social club and nearby properties.

The additional traffic generated by 31 dwellings, together with construction traffic, would place further pressure on an already constrained road network.

Once occupied, the development could generate more than 90 additional vehicle movements per day, adding to concerns regarding congestion and highway safety, particularly at existing pinch points and locations with restricted visibility.

8. Impact on local businesses

The village pub and shop are important community facilities and are used regularly by local residents.

Both are located close to the proposed access and would be affected by construction traffic, congestion, noise, mud and debris.

These facilities are important to the sustainability and vitality of Barns Green, and the potential impact of the development on their continued operation should be carefully considered.

9. Loss of wildlife habitat and biodiversity

The two fields are currently separated by the footpath known locally as Smugglers Lane.

This area provides an important wildlife corridor. Residents have observed dormice, nesting and foraging birds, glow worms and an amount of various bats (surely a bat survey would need to be obtained by HDC) using the area and surrounding hedgerows.

The mature hedgerow provides an important ecological boundary and habitat, while the open fields provide feeding and movement corridors for wildlife.

Development would inevitably result in the loss or fragmentation of this habitat and would permanently change the character of the area.

Barns Green is fortunate to retain significant wildlife close to the village. This should be protected for future generations.

10. Flooding and drainage

Flooding is an established concern in Barns Green, particularly during periods of heavy rainfall.

The proposed development field itself is known to flood, while the existing drainage network already struggles to deal with surface water.

The village shop, pub and neighbouring properties have experienced flooding on a number of occasions.

Developing a currently permeable field would inevitably change the way surface water is stored and transported. The removal or alteration of the existing hedgerow could also affect its role in retaining soil and slowing water movement.

Given the increasing frequency of periods of intense rainfall, I believe the Council must be satisfied that the development would not increase flood risk to existing properties, roads or businesses.

11. Wastewater and sewage capacity

There are significant concerns regarding the capacity of the existing wastewater infrastructure.

The wastewater treatment works at Barns Green are already under pressure, and there have been concerns regarding sewage discharges into the Parsons Brook and wider River Adur system.

I understand that Southern Water has advised that it cannot currently guarantee that the treatment works can accommodate additional loads from new housing.

This application proposes 31 additional homes. The cumulative impact must also be considered alongside other proposed developments in the area, including the neighbouring Miller Homes proposal and the much larger Berkeley Homes development associated with Southwater of 1500 homes.

There are also proposals to close the Itchingfield works and divert additional flows towards Barns Green.

The Council should therefore obtain clear, current and independently verifiable information from Southern Water confirming that sufficient wastewater treatment capacity exists for this development and the cumulative developments proposed in the area.

12. Electricity infrastructure

The reliability and capacity of the local electricity supply is another concern.

Barns Green has experienced power cuts and interruptions, and I understand that some recently constructed homes at Sumners Field have had to rely on generators because of difficulties connecting to the main electricity network.

Before approving a further 31 dwellings, the Council should establish whether there is sufficient electricity capacity to serve the development and what infrastructure upgrades would be required.

13. Poor mobile phone coverage

Mobile phone coverage in Barns Green is extremely poor, with residents frequently relying on Wi-Fi calling or booster systems.

This is not simply an inconvenience. Reliable communications are particularly important for emergency services.

I understand that emergency service personnel have experienced difficulty maintaining mobile connectivity in the area when attending call outs and often have to go to the top of the hill to get connectivity.

The Council should therefore consider whether the existing telecommunications infrastructure is adequate to support additional residents and, importantly, whether emergency communications would remain reliable.

14. Pressure on the local road network

Additional housing will inevitably increase traffic.

The surrounding roads are already experiencing deterioration and potholes, particularly during winter. Increased traffic would place further pressure on the existing highway network and maintenance requirements.

The cumulative impact of multiple developments in and around Barns Green must be considered rather than assessing this application in isolation.

15. Lack of public transport

Barns Green has very limited public transport provision.

The existing bus service operates only a few times each week, with no meaningful evening or night-time service connecting residents to Horsham, Billingshurst, Southwater and other surrounding areas.

This means residents are heavily reliant on private cars.

School transport is available for secondary school pupils, but there are also limitations for students attending Collyer's, who may have to rely on parents or friends because the public bus service does not provide suitable times.

The limited public transport provision raises further questions about the sustainability of adding additional housing in this location.

16. Cumulative impact of development

My concerns are not simply about 31 additional homes considered in isolation.

Barns Green is already facing pressure from multiple proposed developments. When the Shanly Homes proposal is considered alongside the Miller Homes proposal and the much larger development associated with Southwater, the cumulative impact on:

- wastewater infrastructure;
- highways;
- drainage and flooding;
- electricity supply;
- telecommunications;
- local services;
- wildlife; and
- the character of the village

could be substantial.

This cumulative impact must be properly assessed before any planning permission is granted.

17. Housing targets should not override local planning considerations

I recognise the need for new homes and the pressure on local authorities to meet housing targets.

However, housing numbers should not automatically override the evidence regarding whether a particular site is suitable for development.

Barns Green is a rural village with limited infrastructure and a distinctive historic and environmental character.

I would ask Horsham District Council to ensure that the pressure to meet housing targets does not result in an inappropriate site being approved where there are significant and unresolved concerns relating to highways, flooding, sewage capacity, heritage, biodiversity and infrastructure.

Conclusion

For the reasons set out above, I strongly **object to Planning Application DC/26/0933.**

I believe the proposal would:

- be inappropriate for the location and contrary to the established planning strategy for Barns Green;
- have a harmful impact on the historic and rural character of the village;
- adversely affect the setting of listed buildings;
- create additional highway safety and congestion concerns;
- place further pressure on already limited infrastructure;
- potentially exacerbate flooding and drainage problems;
- threaten established wildlife habitats and corridors;
- place additional pressure on wastewater treatment capacity; and
- contribute to the cumulative impact of development already proposed in and around Barns Green.

I respectfully request that **Horsham District Council refuse this planning application unless and until these concerns have been fully and independently assessed and satisfactorily resolved.**

I would also ask that the Council gives full consideration to the adopted Barns Green Neighbourhood Plan, the reasons for refusal of the neighbouring Miller Homes proposal, the cumulative impact of development in the area and the views of local residents.

Barns Green is a community with a distinctive rural and historic character. Development should be appropriate, sustainable and proportionate to the village, rather than being driven solely by housing numbers.

Thank you for taking the time to consider my objection.

Yours sincerely,



Resident of Barns Green.

