

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 22:38:38 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 10:38 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:	26 Finians Field Barns Green Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Trees and Landscaping
Comments:	I would like to object to the application for development of the land north west of Chapel Lane & South of Muntham Drive (DC/26/0933) for the following reasons. Overdevelopment: The development would represent a disproportionate increase in the number of dwellings in the Parish, at a density which is out of

alignment with neighbouring properties. The as-yet not made update to the HDC Local Plan allocates 25 homes to this site, whereas the Application is proposing 31 - a 24% increase. Addition of this housing estate to the historic core of the Parish is a dramatic change, and would also follow closely after 2 most recent and significant developments in Barns Green. The proposed affordable housing is 72% 1 and 2-bedroom units. The Housing Register shows 61% of demand is for 3-4 bedroom family homes. There is no agreed provider to finance and manage the homes. This is relevant because there is recent local precedent for developers being unable to deliver on Application-stage commitment of affordable housing as proposed, due to withdrawal from agreements. It throws the prospect of fulfilment of affordable housing commitment in this Application into stark question. Sumners Fields, recent & nearby, has many unsold properties. The 'need' determined by the Standard Method is devolving to wasteful, destructive, pointless & unwanted development in rural communities. Barns Green is one such case which faces this prospect.

Climate, Sustainability & Natural Environment:

The development is reliant on removal of the hedgerow which runs along the edge of the site area at the proposed exit onto Chapel Road. This is wanton destruction of our already-diminishing wild habitat. Aside from the flora and fauna which are present in an established hedge, being a refuge for wildlife, the hedge acts as a buffer, holding soil on the land, so that it does not enter water courses, reducing surface runoff. The location of the site access already has photographic evidence of flooding. Massive reduction of exposed soil, and a road access at this point will exacerbate the issue. The hedge also contributes to the overall rural character of the village.

Damage to Listed Buildings:

The Grade II listed building (Bennetts) which is close to the boundary of the proposed development has no foundations and is at serious structural damage risk both during construction and as a result of this development. Foundation design mooted will include a piling element, which will propagate vibrations through the ground, with the potential to damage or destabilise the footings of Bennetts.

The proposed development, pedestrian and urban in design, will be dissonant with Bennetts and other Listed Buildings in the vicinity, such as Blacksmith's Cottage, and the Queen's Head Public House, among others, and degrade the overall historic village aspect.

Kind regards

Telephone:

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