

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2026 00:19:45 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 12:19 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:	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:	I am writing to object to the proposed Shanly Homes development for the following reasons:

1. Overdevelopment - the site (previously designated no.18 on the Neighbourhood Plan (NBP) Housing Plan Availability Assessment) was previously rejected for a number of stated reasons including that the density of houses (25 at that time, now 31) was regarded as 'too high for the character of the village' (especially when the majority of the houses on The Sumners Ponds development still remain unsold, demonstrating that either there is not the need for houses, or more likely, not at those prices with a typical 2 bed house being £500,000. While the development states it will have a 35% affordable house provision no Registered Provider (RP) has been identified by the site. This site is also outside the Built-Up Area Boundary and the Itchingfield Neighbourhood Plan, which even though the Horsham Local Plan is still in draft phase still carries legal weight in accordance with the Localism Act 2011 and the Planning and Compulsory Purchase Act 2004.

2. Traffic and safety - one of the reasons why the site was originally regarded as not deliverable under the NBP was that vehicle access onto Chapel Road would have a significant impact on congestion and public safety with not only a significant number of cars added to an already busy road especially in the mornings and early evenings, but also with how fast people are likely to drive with many people already ignoring the speed limit. It is also important to note that Barns Green has limited public transport, meaning residents of a development in this location are likely to be heavily dependent on private cars.

3. Noise and disturbance - with more cars and people around that area it will go from being peaceful road to walk down in the evenings and daytime to a much busier and noisier place with lights clearly visible as the land is sloping upward from the road. There will be a lot more light in that area and the development will be clearly visible by the houses along Muntham Drive, which currently enjoy country field views.

4. Heritage Harm - Chapel Road is the main road through the village and is lined with beautiful hedgerows which helps to make the village look like a village. The developer plans to remove 15 metres of that hedgerow which will mean that the development is much more visible from Chapel Road as the land slopes upward. Hedgerows are protected by law and this one in particular as it is over 30 years old and regarded as ancient and 'important' under the 1997 Hedgerows Act with a continuous length of over 20 metres, which also helps with surface run off. In addition the development abuts 'Bennett's cottage', one of the oldest cottages in Barns Green, a grade II listed house as well as opposite two others, also Grade II. The development in terms of design does not fit with the character of the middle of the village. This is a Greenfield site right in the middle of the village and the mitigation efforts I have seen on the site are woefully inadequate.

5. Ecology and Biodiversity - know that there are bats in that area and I see from the letter from Place Services that more information is needed from the developer on this and the view of a 'suitably qualified ecologist'. There are also lots of ant hills on that

land that you can see.

6. Sewerage / lack of adequate infrastructure - Southern Water, already struggling with the overflows of sewerage in Barns Green, have not demonstrated how they will deal with these additional houses. It is a matter of record regarding the sewerage spills in this area and the issues we already have in this village with flooding, the area around the village shop (right opposite the proposed development), being regarded as HIGH flood risk. With climate change this is likely to be even worse in the future. The adequacy of the local electricity infrastructure also has to be demonstrated as the Sumners Ponds development is still running on their own generator.

7. Village View - in Barns Green there is a strong sense of Community - we do things as a community and that is one of its strengths. We worked hard as a community to engage with the Neighbourhood Plan, helping Horsham District Council to identify possible sites for development - this took a lot of peoples time and at some financial cost. We are not against new people coming into the village - a village needs new people, but housing needs to be done in a sensitive way so that we preserve the aesthetics of living in the countryside. This site was originally rejected by the NBP so why is it now being considered by developers and HDC? I therefore urge Horsham District Council to respectfully refuse planning permission for DC/26/0933.

Thank you for your time and reading this.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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