

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2026 13:22:57 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 31/08/2026 1:22 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: 27 Sycamore Rise Barns Green Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	This application follows on from the recent application by Miller homes on an adjacent site, this application (Miller Homes) has been refused for the reasons set out by the planning committee. My major concern here is that of road safety and site access, the entrance being directly opposite the Queens Head car park, this

already a busy road and should this application by Shanly Home be approved, then it would be more likely that the application by Millar Homes for the much larger development of 68 homes would also be approved, bring a total of 99 homes directly in the centre of this small hamlet, the road infrastructure simply would not be able to cope, a 100m to the north is a 4 way junction that has to deal with dozens of taxis going to from the SEND School multiple times a day, the lack of public transport means that many pupils are delivered/collected to the village school by car with only a 4 car parking bay that is often used by residents for parking, cars are frequently parked on the pavement as far east as the Ashimiles development.

Notwithstanding the comments from Southern water that they may be able to accept a sewerage connection, it is an established fact that the system cannot cope with the existing flows with regular outflow of raw untreated sewage on farm land and into local streams, simply removing the need for water neutrality assessment does not change the facts that water supply is already stressed in this area and part of the reasoning for the HDC refusal to approve the Miller homes site.

Overdevelopment, Sigma home site some 400m to the South is still unsold, this is for a number of reasons, lack of mains electricity, the site has been running on generator supply for well over 12 months, creating noise, vibration and emissions which is at odds with carbon reduction commitments set out by law, in addition there are a number of property's within the village that have not sold in addition to those on the Sigma site.

Public transport

During the Miller homes application they made great store by the public transport connections in Barns Green, this was fantasy planning, many of the claimed services do not and have never run through Brans Green, let alone stopped in the village.

Were this application by Shanly homes to proceed, then there would be a significant increase in traffic at peak times with Taxis trying to turning into the SEND school, local school and general traffic flows which would destroy the general Amenities of the village.

Kind regards

Telephone:

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