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Chapel Road, Barns Green

Design and Access Statement  
May 2026





## About Us

Shanly Homes is an award-winning regional house builder operating throughout the southeast, which since its inception in 1969 has remained committed to developing high-specification, sustainable, architecturally innovative homes designed to complement the local environment and improve the quality of life for those who live there.

Shanly Homes has established a considerable track record in acquiring brownfield sites, working closely with landowners, local authorities, communities and other stakeholders to deliver high quality housing schemes that meet the aspirations of the local community.

Shanly Homes takes pride in building stunning homes in desirable locations, enhancing landscapes and building communities. The commitment to creating the best possible living environment does not stop at the design and building of the homes. A great deal of emphasis is placed on the wider environment and importance of creating a high quality, landscape-led setting to help longevity and legacy in the places Shanly Homes create.



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## 1.0 Introduction

1.1 This Statement accompanies a planning application for the comprehensive redevelopment of the site consisting of the erection of 31 residential units with associated access, landscaping and parking at land adjacent to Chapel Road, Barns Green.

1.2 This document assesses the development proposals and explains how the design responds to the local context of the site and its surrounding environment.

1.3 The planning application is accompanied by the following drawings

1425/Pln/100 Site Location Plan  
1425/Pln/101 Site Layout  
1425/Pln/102 Block Plan  
1425/Pln/103 Plot 1 Plans & Elevations  
1425/Pln/104 Plots 2 & 5 Plans & Elevations  
1425/Pln/105 Plots 3-4 Plans & Elevations  
1425/Pln/106 Plot 5 Plans & Elevations  
1425/Pln/107 Plots 7 & 9 Plans & Elevations  
1425/Pln/108 Plot 8 Plans & Elevations  
1425/Pln/109 Plot 10 Plans & Elevations  
1425/Pln/110 Plot 11 Plans & Elevations  
1425/Pln/111 Plots 12-13 Plans & Elevations  
1425/Pln/112 Plot 14 Plans & Elevations  
1425/Pln/113 Plots 15 & 16 Plans & Elevations  
1425/Pln/114 Plots 17-18 & 30-31 Plans & Elevations  
1425/Pln/115 Plots 19 & 20 Plans & Elevations  
1425/Pln/116 Plots 21-24 Plans & Elevations  
1425/Pln/117 Plots 25-28 Plans & Elevations  
1425/Pln/118 Plot 29 Plans & Elevations  
1425/Pln/119 Street Scenes  
1425/Pln/120 Information Plan  
1425/Pln/121 Unit Mix Plan  
1425/Pln/122 Contextual Site Layout  
1425/Pln/123 Entrance Feature  
1425/Pln/124 Indicative Views

1.4 The following technical reports are also provided in support of the application

(i) Tree Survey & Arboricultural Impact Report  
(ii) Sustainability and Energy Statement  
(iii) Transport Statement  
(iv) Preliminary Mineral Resource Assessment  
(v) FRA and Drainage Strategy  
(vi) Landscaping Hard & Soft Landscaping Plan  
(vii) LVIA  
(viii) Heritage Impact Assessment  
(ix) Phase 1 & 2 Ground & Ground Water Monitoring  
(x) Archaeological Desk Base Assessment  
(xi) Air Quality Assessment  
(xii) Preliminary Ecological Appraisal  
(xiii) Biodiversity Net Gain Report  
(xix) Planning Statement

## 2.0 Site Context

### 2.1 The site and surrounding area



Key

 Development Site

The application site comprises of an agricultural field currently used for grazing with stabling and an enclosure to the north west.

The site slopes from the north west to the south east and covers an area of approx. 1.88ha

The site is currently accessed at two points via Muntham Drive. One to the north west into the stables enclosure, with the other to the north east into the main field.

The site is neighboured by 2 storey detached houses to east, fields to south and east and a Village Hall with playing fields to the north.

The Grade II listed Bennetts sits to the east of the site fronting Chapel Road.

A planning application for the development of 68 dwellings has been submitted by Miller Homes for the land to the south of the development.

## 2.0 Site Context

### 2.2 Site Photos



1. View within site along boundary with Bennetts

2. View along Muntham Drive towards Village Hall

3. View of current site access



4. View within site along northern boundary

5. View within site towards north west

6. View within site to south east

7. View of proposed access



8. View along Chapel Road towards new access point

9. View of Smugglers Lane to south of site

## 3.0 Constraints & Opportunities

### 3.1 Site Constraints



#### Key

|                                 |                      |                  |
|---------------------------------|----------------------|------------------|
| Draft Allocated Land            | Footpath             | Existing Trees   |
| School Grounds                  | Road                 | Ancient Woodland |
| Recreational and Sports Grounds | Private Road         |                  |
| Site                            | Existing Site Access |                  |
|                                 | Listed Building      |                  |

The constraints of the site have been assessed as follow:

- Much of the site is well screened by mature trees and hedgerows along the boundaries of the site.
- Access to the site is currently via two gates along the private Muntham Drive to the north east and north west of site.
- The surrounding buildings are mostly detached houses. With a pub and village store also located along Chapel Road.
- To the south and east connecting Chapel Road and Muntham Drive is the public footpath Smugglers Lane. This footpath follows the edge of site from South east to north west.
- Within the near vicinity of site there are several listed buildings, school grounds and a Village Hall with associated recreational grounds.

## 3.0 Constraints & Opportunities

### 3.2 Site Opportunities

The opportunities for the site have been assessed as follows:

- The existing tree screening should be retained and enhanced
- The main access into the site will be off Chapel Road in the south east corner
- Built form should be avoided in the south east corner to reduce impact on the Grade II listed buildings fronting this area of the site.
- A landscaped buffer should be retained around the Grade II listed 'Bennetts'
- The layout for the site should reflect the sloping nature and reduce in density and scale as the ground rises.
- A footpath link should be created to provide access to the Village Hall



#### Key

|                                                                                    |                        |                                                                                     |                                                     |                                                                                     |                                             |
|------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | Site                   |  | Existing Trees                                      |  | Open Space to Improve View from Chapel Road |
|  | Proposed Site Access   |  | Ancient Woodland                                    |  | Tree Screening Retained and Improved        |
|  | Pedestrian Link to Vil |  | Enhanced Screening to Boundary with Listed Building |  | Layout to Reflect Sloping Nature of Site    |
|  | Listed Building        |                                                                                     |                                                     |                                                                                     |                                             |

## 4.0 Planning Policy Context

### 4.1 Planning Policy

The development proposal will be assessed against the National Planning Policy Framework (NPPF) and policies contained within the Horsham District Council Development Plan.

Section 38 (6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. For the purposes of the determination of this planning application the development plan consists of:

- Horsham District Planning Framework (HDPF)
- Barns Green and Itchingfield Neighbourhood Plan 2024-2031.

The following supplementary planning documents and guidance are considered to represent material considerations:

- Planning Obligations and Affordable Housing SPD (2017)
- Community Infrastructure Levy CIL Charging Schedule (2017)
- Shaping Development in Horsham District – Planning Advice Note (September 2025)
- Biodiversity and Green Infrastructure – Planning Advice Note (October 2022)
- Facilitating Appropriate Development Document

#### Emerging Local Plan

The replacement Local Plan was submitted for examination in July 2024. After delays, the inspector wrote to the council in May 2026 setting out requirements for further sites to be identified to make up for the shortfall within the plan.

The submission version of the plan identified three separate sites in Barns Green under Strategic Policy HA6 Barns Green. (See opposite)

The application site is identified under reference BGR2: Land South of Muntham Drive, 1.85 hectares (25 homes). Policy HA6 identifies two requirements under policy BGR2 as follows:

- Demonstrate housing is carefully sited and include an appropriate buffer from adjacent ancient woodland; and
- Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Bennetts, Blacksmiths Cottage and The Queen's Head Public House).

These are matters which are addressed through the submission of information with the application.

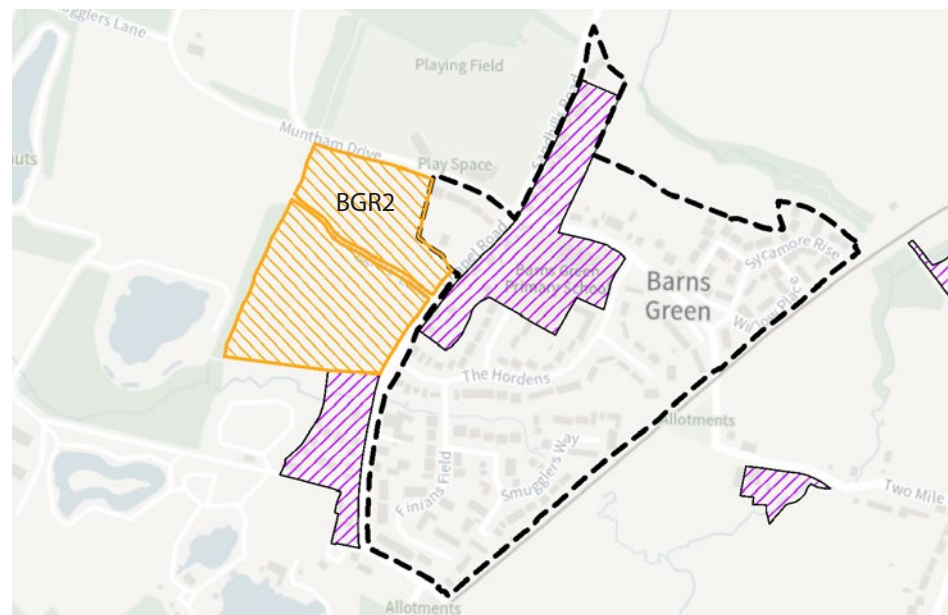
### Facilitating Appropriate Development

The Council has been unable to demonstrate a 5-year land housing supply for some time and has also failed the Housing Delivery Test in successive recent years.

The Council has published the Facilitating Appropriate Development (FAD) document to which establishes the following criteria for positively determining applications which meet the following requirements.

- The site adjoins the existing settlement edge as defined by the Built Up Area Boundary;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs or will assist the retention and enhancement of community facilities and services;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

For the reasons set out within this planning statement, the application would comply with all these requirements and must therefore be determined positively by the council.



## 4.0 Planning Policy Context

### 4.1 Planning Policy Continued

#### Housing Requirement, Delivery and Supply

The housing requirement as derived through the local plan examination is for 819 dwellings per annum (dpa). The most recent Housing Delivery Test results published in December 2024 shows that the council provided just 62% of the required housing over the previous three years.

The most up-to-date five year housing land supply position for the council was confirmed in appeal decision at Land to the east of Charlwood Drive, Henfield in May 2026 (ref APP/Z3825/W/25/3376143) at 1.7 years.

#### Water Neutrality

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn.

This follows agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction will ensure with sufficient certainty that development will not adversely impact the protected Arun Valley habitats.

For individual applications, the council will be using the 2024/25 water efficiency savings made by Southern Water to allow all development to move forward as water neutral from 1 November 2025.

For applicants, this means that:

- No water neutrality statement is now required;
- No payment into SNWCS is needed to use the Southern Water capacity referred to above;
- No bespoke conditions or s106 obligations are required to demonstrate water neutrality.

Given the area remains at significant water stress, all applications for new housing will be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework.

The Planning Statement submitted with application sets out compliance with the following policies in the development plan:

#### Horsham District Planning Framework

Policy 3 – Settlement Hierarchy  
 Policy 4 – Settlement Expansion  
 Policy 16 – Meeting Local Housing Needs  
 Policy 24 – Environmental Protection  
 Policy 25 – Natural Environment and Landscape Character  
 Policy 31 – Green Infrastructure  
 Policy 32 – The Quality of New Development  
 Policy 33 – Development Principles  
 Policy 34 – Heritage Assets  
 Policy 35 – Climate Change  
 Policy 37 – Sustainable Construction  
 Policy 38 – Flood Risk  
 Policy 40 – Sustainable Transport  
 Policy 41 – Parking

#### Barnes Green and Itchingfield Neighbourhood Plan

Policy 1 – Green Infrastructure Conservation  
 AIM 2 – Managing Surface Water  
 Policy 2 – Biodiversity Conservation  
 Policy 3 – Heritage Assets and Itchnigfield Conservation Area  
 Policy 12 – Design Parameters  
 Policy 13 – Sustainable Design  
 Policy 14 – Housing Mix  
 Policy 15 – Parking Provision  
 Policy 16 – Water Neutrality

## 5.0 Layout & Amount

### 5.1 Pre Application Proposal



Following a thorough review of the Opportunities and Constraints of the site along with the information provided within the Draft Allocation documents, a layout was produced and submitting to the Local Planning Authority for Pre Application Advice in September 2025.

The follow feedback was received on the layout.

- The principle of development on the site was considered as being acceptable.
- The proposed layout and density appears broadly appropriate to the site and acceptable from a landscape perspective.
- The site is currently well screened with the enhanced planting to the boundaries of both Bennetts and No.5 Muntham Drive seen as a positive inclusion.
- The submitted elevations show a high quality design with building heights reducing to the east of the site. It was advised that not all material choices appear characteristic to the local setting and should be reviewed.
- The Conservation Officer commented that the indicative layout shows a conscientious attempt to provide open space as a buffer to Bennetts, mitigating the harm to the setting of this building
- Overall, the design was accessed to be positive, with some amendments and additional landscaping evidence requested.



## 5.0 Layout & Amount

### 5.2 Proposed Layout



The Pre Application advice received was reviewed and the proposals updated to take onboard the feedback.

The submitted Site Layout incorporates these comments and has been designed to create a high quality development which fits harmoniously within its surroundings.

The key features of the layout are as follows

- Plot 1 has been positioned to allow for a spacious access into the development, maintaining the open feel along Chapel Road
- The layout reduces in density as it moves further west to allow for a softer transition to the open fields beyond
- As the site rises to the north west, the ridge heights of the proposed dwellings reduces, reducing the visual impact on the development from the surrounding area.
- Development has been positioned away from boundaries to prevent any impact on the surrounding boundary trees.
- A pedestrian footpath has been provided to the north east of the site to create a link to the Village Hall and play area beyond.
- Development has been located to create a landscaped buffer to the Grade ii listed Bennetts to the east of the site.

## 5.0 Layout & Amount

### 5.3 Dwelling Mix



#### Private Housing Mix

|                                                                                     |                       |
|-------------------------------------------------------------------------------------|-----------------------|
|  | Two bedroom houses    |
|  | Three bedroom houses  |
|  | Four + bedroom houses |

#### Affordable Housing Mix

|                                                                                      |                         |
|--------------------------------------------------------------------------------------|-------------------------|
|  | One bedroom maisonettes |
|  | Two bedroom maisonettes |
|  | Three bedroom houses    |

The proposal consists of 31 dwellings of which, 11 are to be provided as affordable housing.

The 20 private homes provides a mix on 2,3 & 4+ bedroom units, whilst the affordable homes provide a mix of 1,2 & 3 bedroom units. The proposed mix has been designed to suit the housing needs of the local population.

The breakdown of numbers for the proposed mix is:

#### Private dwellings

- 6no. x Two bedroom houses
- 6no. x Three bedroom houses
- 8no. x Four+ bedroom houses

#### Affordable dwellings

- 4no. x One bedroom maisonettes
- 4no. x Two bedroom maisonettes
- 3no. x Three bedroom houses

5% (1Unit) of the Affordable dwellings are to be provided as M(4)3 compliant.

All other dwellings are to be provided as M(4)2 compliant.

The proposals seek to provide primarily smaller dwellings (1-3 bedroom dwellings) with a smaller number of 4 plus bedroom houses. This reflects the districts needs for predominately smaller dwellings.

## 6.0 Appearance & Materials

### 6.1 Local Materials & Details



The appearance of the scheme will be reflective of the traditional vernacular of the site, incorporating detailing found on surrounding buildings.

Examples of the following details are common within the local area:

- Gable roofs
- Projecting ground floor bays
- Tile hanging to first floor
- Chimneys
- Weatherboarding
- Red / Orange bricks
- Brown plain clay roof tiles



## 6.0 Appearance & Materials

### 6.1 Appearance



The indicative street scenes show how the proposed dwellings and detailing will compliment and enhance the buildings in the local area.

Materials will predominantly be red/orange coloured facing brick with orange detailing, brown plain clay roof tiles, vertical tile hanging and weatherboarding. These materials are all found within the locality of the application site.



The site plan illustrates the proposed development layout. The site is bounded by Smugglers' Lane to the west and Bennett's Road to the east. The development is divided into several plots, including Plot 1, Plot 2, Plot 3, Plot 4, Plot 5, Plot 6, Plot 10, Plot 11, Plot 12, Plot 13, Plot 14, Plot 15, Plot 16, Plot 17, Plot 18, Plot 19, Plot 20, Plot 21-24, Plot 25-28, Plot 29, Plot 30, Plot 31, and Plot 32. A central area is designated as the 'BCP' (Bicycle Club Plot). The plan also shows the location of three 'Attenuation Ponds' and a 'Play Area' in the northeast corner. The proposed landscaping is indicated by green and blue dashed lines, and the existing landscaping is shown with solid green lines. A red line indicates the boundary of the site. A north arrow is located in the top right corner.

The proposed development will not result in an unacceptable impact on highway safety or have a severe impact on the existing road network.

## 7.0 Access & Parking

### 7.2 Vehicular Parking Plan



Vehicular parking requirements for the site should meet the standards set out by WSCC which are as follows:

- 1.5 allocated spaces per 1 bedroom dwellings
- 1.7 allocated spaces per 2 bedroom dwellings
- 2.2 allocated spaces per 3 bedroom dwellings
- 2.7 allocated spaces per 4+ bedroom dwellings
- 1.0 visitors space for every 5 dwellings

As set out in the Parking Standards, single garages have minimum internal dimensions of 3m x 6m and count as 0.5no. spaces. Double garages have minimum internal dimensions of 6m x 6m and count as 1no. space.

Parking spaces have dimensions of 2.5m x 5m

The site provides a total of 72 allocated spaces including those within garages and 8 unallocated visitor spaces. leading to an overprovision of 7 allocated spaces and 2 visitor spaces above the required standards.

Given the level of car parking proposed within the development, no adverse effects are expected to parking availability within the surrounding area.

Cycle parking will be provided for each unit either within a garage or shed in accordance with WSCC's policy.