

From: [REDACTED]
Sent: 13 September 2026 14:55
To: Planning; Alice.Johnson
Subject: Objections to DC/26/0933 - Land between Muntham Drive and Smugglers' Lane Chapel Road, Barns Green - Shanly Homes

Categories: Comments Received

Address - Camomile Barn, Emms Lane, Brooks Green, West Sussex, RH13 0TR

Reasons for comment: - Highways Access and Parking

Planning Department, Horsham District Council, Parkside, Chart Way, Horsham, RH12 1RL – sent **by email to** planning@horsham.gov.uk

To the Planning Officer,

Application DC/26/0933 Land between Muntham Drive and Smugglers' Lane Chapel Road, Barns Green – Shanly Homes

I object to this application for the following reasons.

Traffic and Highway Considerations

Chapel Road is fundamentally a rural road serving Barns Green and the surrounding countryside, it is not an urban distributor road designed to accommodate significant volumes of additional residential traffic. Its character, width, alignment, junctions, visibility and relationship with surrounding properties are all reflective of its rural function.

The impact of adding a further 31 dwellings to this road network must be assessed in the context of the existing and proposed development in the immediate area. The additional traffic cannot reasonably be considered in isolation from the existing Sumners Fields development and the proposed Miller Homes development on Land South of Smugglers Lane identified under strategic policy HA6 of Horsham District Council's emerging Local Plan on the adjoining site.

Proposed Highway Access Concerns and Traffic Conflicts

The Shanly Homes site has a narrow frontage to the public highway, which is formed by Chapel Road. As a consequence, the proposed site access is located directly opposite the vehicular access to the Queens Head public house car park and its associated loading area.

The application has a significant omission because it does not provide any assessment of the safety and practical implications of this arrangement for the public house. In particular, how delivery vehicles will access, manoeuvre within and exit the pub's frontage and loading area once the proposed development access is operational.

Additionally movements directly opposite an existing car park access and loading area, will create conflicting vehicle movements on Chapel Road.

Conflicts and Traffic Complications with Other Developments

Traffic conflicts generated by this application cannot be considered in isolation.

The Miller Homes planning application DC/25/2057 for 68 dwellings has a proposed highway access located approximately only 40 metres south of the proposed access to this Shanly Homes site. Additionally the combined effect of the approved Herons Reach development must be considered.

Taken together, these developments would introduce significant additional vehicle accesses, turning movements, pedestrian activity and conflicts within a short 80-metre section of Chapel Road.

This is particularly significant because this short section of road includes the village shop, which is one of the busiest points in the village in terms of pedestrian activity. The cumulative impact of these changes of this section of Chapel Road and are therefore directly relevant to the assessment of the proposed access.

Construction Traffic Conflicts

The Shanly Homes application also provides no consideration of the effects of construction traffic on highway capacity and safety.

This is a significant and serious omission given that NPPF Policy TR6(4) expressly requires consideration of transport and highway safety impacts both during the construction phase and following completion.

For these reasons, the application by Shanly Homes does not comply with NPPF Policies TR3 and TR6 and should be refused.

Yours faithfully,

Home –
Mobile –