

From: Planning@horsham.gov.uk
Sent: 08 September 2026 12:42
To: Planning
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 08/09/2026 12:41 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: Stonecote, Sandhills Road Barns Green

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Trees and Landscaping
Comments:	I write to object strongly to the above application by Shanly Homes. This site is immediately adjacent to the land north of Little Slaughterford (DC/25/2057) which the Planning Committee refused on 4 August 2026. The reasons that carried weight in that decision remain fully applicable here and should be given significant weight as a material consideration. The same fundamental planning harms arise. 1. Conflict with the adopted Neighbourhood Plan and location outside the Built-Up Area Boundary The Itchingfield Neighbourhood Plan (made 2025) is up-to-date and carries full weight. The site is not allocated for housing in that Plan. It lies outside the defined Built-Up Area Boundary

and is therefore countryside.

This is exactly the same conflict that formed a primary reason for the refusal of DC/25/2057. The proposal is contrary to Policies 2, 4 and 26 of the Horsham District Planning Framework and to Policy 11 of the Neighbourhood Plan. There is no essential need for the development in this countryside location.

2. Inadequate foul drainage and sewage capacity

Southern Water has been unable to confirm that there is currently adequate capacity in the local sewerage network and treatment works to serve additional development. The Barns Green wastewater infrastructure is already under severe pressure, with documented discharges of untreated sewage into local watercourses.

This was a key reason for the refusal of the Miller Homes application. The same infrastructure would serve this adjacent site. Approving further housing before capacity is demonstrably secured would be contrary to national policy that development should not proceed ahead of the necessary infrastructure.

3. Harm to the character and appearance of the village and its historic core

The proposed standardised suburban design fails to respect or reinforce the special character of Barns Green. It would introduce an inappropriate, urbanising form of development into an area defined by important small pastoral fields that provide the rural setting and transition between the historic core of the village and the wider countryside (as identified in the Neighbourhood Plan's Landscape Character Assessment).

This harm to character was explicitly cited by the Committee in refusing DC/25/2057. The same harm arises here, compounded by the proximity of Grade II listed buildings (including Bennetts) and the Queen's Head public house. The development would erode the rural amenity and setting of these heritage assets.

Supporting grounds

In addition to the three decisive reasons above, the following matters reinforce the case for refusal:

- The proposal represents over-development of a sensitive rural edge site and would generate significant additional traffic onto Chapel Road at a constrained location, creating highway safety and congestion problems. The road through Barns Green is a narrow village road frequented by families, children on bikes, horse riders and cyclists all enjoying the rural character of the village and the surrounding area. These road users are particularly vulnerable from a build up of traffic particularly around the site of this development where parking outside the shop and coming and going from the pub already make it challenging.

- Surface water flooding and runoff issues already affect the locality; further hardstanding and loss of permeable ground would exacerbate these problems.

- The scheme would result in the loss of ancient hedges, harm to habitat and further erosion of the rural landscape setting of the village.

- There is no demonstrated local housing need of the type and mix proposed that outweighs the clear conflict with the development plan. Recent local development (including Sumners Fields) remains partially unsold.

The Planning Committee has already determined, in respect of the adjacent site, that the adverse impacts of this form of development significantly outweigh the benefits, even in the context of the district's housing land supply position. The same planning balance applies here with equal or greater force.

I therefore respectfully request that the application is refused.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

