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Planning Department
Horsham District Council
Albery House,
Springfield Road,
Horsham,
West Sussex
RH12 2GB

By email to planning@horsham.gov.uk

30th August 2026

Dear Planning Officer,

**OBJECTION: Application DC/26/0933 – Land Between Muntham Drive and Smugglers' Lane
Chapel Road Barns Green West Sussex – Shanly Homes**

I am writing to object to the above planning application. I have lived in Barns Green since 1991 and have seen the impact that previous and current development has placed on the village's infrastructure, character, and sustainability. The concerns set out below reflect those shared by many residents.

I recognise the country's need for additional housing and do not oppose development in principle, but this proposal is in the wrong location and is not in accordance with the adopted Neighbourhood Plan. If permitted, it would cause significant and lasting harm to the character and functioning of Barns Green.

There has been another recent application by Miller Homes (DC/25/2057) which I have also objected to – application refused at the current time

My objection to this application by Shanly Homes has all the same concerns, plus the fact that the proposed entrances to the developments are too close to each other.

- **Neighbourhood Plan:**

This development application is not one of the identified sites in the Neighbourhood Plan which was formulated following years on consultation with the community and was approved by referendum on 4th September 2025. The plan includes acceptable sites for development, and this site was deliberately excluded; not by oversight but a conscious decision by the community. Also, it does not meet proven local housing demand in an appropriate manner, and it should be refused. Barns Green has already accommodated significant recent and planned growth:
Sumners Fields – 32 dwellings, nearing completion, but not selling
Neighbourhood Plan allocations – over 50 additional dwellings

This level of growth is disproportionate and unsustainable, particularly given existing infrastructure constraints.

- **Village Character / Destroying the heart of our village**

The site is in the centre of the village and is surrounded by listed buildings, and it is noted as an important pastoral field, as noted in the Neighbourhood Plan. There would be a heritage and ecological impact on the area with the loss of a rural amenity created by the field with animals grazing adjacent to historic buildings.

The proposed development would mean an over-development of the area and it would create an area of urbanization which is not appropriate in a rural village.

Building on this location would seriously damage the heart of the village, it would eliminate a green gap that defines the rural character of Barns Green, and is not in keeping with the nearby properties, which include several listed buildings.

The proposal includes the removal of an ancient hedge which provides important wildlife habitat and helps surface water run-off.

It is in direct conflict with the Neighbourhood Plan's landscape and character policies.

The area conflicts with the Countryside Policy as it is outside the Built-up Area Boundary and is defined as 'Countryside' where development should only be permitted if essential.

If further building in our area is required, then there are better locations in our approved Neighbourhood Plan, which would be more appropriate.

- **Utilities/Services – Limitations**

The Energy Statement confirms that all 68 dwellings would be heated using air source heat pumps, creating a substantial additional electrical demand. However, the application contains no evidence of consultation with UK Power Networks and no assessment of local grid capacity. In the absence of which, the application fails to demonstrate that the development can be served by appropriate infrastructure, contrary to national and local planning policy.

Inadequate Infrastructure including Electricity Supply is demonstrated by the facts that a back-up diesel generator is needed to supply recently occupied homes on the new Sumners Fields development. Further house sales, including the 'affordable homes' on this site have been constrained pending resolution of supply issues.

In the absence of a robust grid capacity assessment, the application fails to demonstrate that the development can be served by appropriate infrastructure, contrary to national and local planning policy.

The already serious issues regarding surface water flooding and the treatment of and pollution by sewage will be exacerbated. The current overflows from the Barns Green sewage treatment works are threatening the River Adur Restoration Project. The sewage works are over the capacity limit as stated by Southern Water. Already regular flooding from heavy rainfall causing roadway surface water run-off will increase.

These seriously damaging overflows will increase if the application is not refused.

The consultation response from Southern Water relating to DC/25/2057 is unbelievable when the extensive facts show that there is insufficient capacity in the Barns Green sewage works for new housing. The reality is that there is a history of repeated raw sewage overflow discharges into Parsons Brook which in turn pollutes the wider river systems. Additional housing will just increase the pollution.

- **Traffic**

The proposed road layout for the housing has an entrance from Chapel Road running adjacent to a listed building and just a few metres away from the proposed entrance to the Miller Homes application (DC/25/2057); this is ridiculous & would be very impactful to the local shop, post office and pub which are essential to elderly residents due to the limited public transport. The application takes no account of the already increased traffic from Sumners Fields and the further 50+ homes included in the neighbourhood plan.

The development would result in a significant increase in traffic. It is against the law to park too close to a junction and there is currently sufficient space for vehicles to park when using these vital facilities, but with the proposed development having the access road directly opposite, there would no longer be available parking which would then impact their businesses.

Furthermore, it is already difficult for the existing traffic exiting the Hordens, with cars parked outside the shop, without the added danger of further traffic streams.

The cumulative traffic impact has not been properly assessed

- **Public Transport or lack of!**

Public transport provision in Barns Green is extremely limited. The applicant's own data shows that 81% of residents drive to work. Christ's Hospital railway station is approximately 3.7km away, making regular walking or cycling unrealistic for most residents.

The Transport Statement's own bus timetable shows:

Monday: 4 services

Tuesday: 8 services

Wednesday: 2 services (07:00 and 16:57 only)

Thursday: 8 services

Friday: 4 services

No evening or weekend services

This level of provision cannot credibly support claims of sustainable transport.

- **Impact on Village**

Barns Green has already accommodated significant recent and planned growth:

Sumners Fields – 32 dwellings, recently completed

Neighbourhood Plan allocations – over 50 additional dwellings

The addition of further house building would represent a significant increase in the size of the village within a relatively short period. This level of growth is disproportionate and unsustainable, particularly given existing infrastructure constraints.

Conclusion

I understand that Horsham District faces pressure to deliver housing, but our community has accepted growth through the Neighbourhood Plan by identifying suitable and sustainable sites. This application by Shanly Homes conflicts with that Plan, fails to adequately assess cumulative impacts, and would cause harm to village character, heritage, transport sustainability, and infrastructure provision.

For these reasons, the application should be refused.

Yours faithfully, 