



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Chapel Road, Barns Green
DESCRIPTION:	
REFERENCE:	DC/26/0933
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposed development will impact the historic environment and harm the setting of several listed buildings in the vicinity.	

MAIN COMMENTS:

Dear Alice,

The field to the north of Smugglers' Lane appears to have been used as pasture or mixed arable in the nineteenth and early twentieth century and I imagine was so before this time. The accompanying heritage statement describes the historic ownership and uses in more detail as well as that of the four listed buildings in the vicinity. I agree with the detail of this assessment of significance and the assessment of impact to these listed buildings. The rural character of this parcel of land will be eroded by residential development. The west side of Chapel Road retains a more rural character in contrast to the east side which is much more densely developed. This reinforces an impression of the history of Barns Green as a rural settlement despite the twentieth and twenty first century development.

Although the rural setting of Bennetts has already been diluted to some degree by the residential development to its immediate north along Muntham Drive, the proposed development will further dilute the experience of the dwelling as slightly separate from the village core. This will result in harm to its setting. This harm is at the low end of the scale. The harm to the three listed buildings on the east side of Chapel Road will be negligible but harm nonetheless. The layout shows a conscientious attempt at providing some open space as a buffer to Bennetts and this will go some way to mitigate the harm to the setting of that listed building. The design of the individual houses will provide visual interest and reinforce a Sussex village vernacular. Please be satisfied the public benefits arising from the proposal will outweigh this harm.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	22.09.26