
Sent:

15 September 2026 07:11

To:

Alice.Johnson; Planning

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: - Overdevelopment and Other

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.

Conflict with Development Policy

The proposed development conflicts with the Itchingfield Neighbourhood Plan which has been examined, endorsed through referendum, and made by Horsham District Council. It identifies how and where housing growth should be accommodated to 2031, and the application site is not supported by that strategy.

Policy S6 of the NPPF applies with its clear direction that permission should not be granted for development that conflicts with the Neighbourhood Plan, because the adverse impacts of doing so are likely to significantly and demonstrably outweigh the benefits.

The proposal involves the development of greenfield land which contributes to the rural setting and character of Barns Green. Development should be directed towards previously developed and brownfield land wherever suitable and deliverable sites are available before additional greenfield land is released.

The proposed development is outside the established village settlement and furthermore is contrary to the adopted development plan in principle. The site lies outside the defined Built Up Area Boundary, is not allocated for housing, and the proposal conflicts with the settlement strategy and countryside protection approach in the Horsham District Planning Framework.

The benefit of an additional 31 dwellings can be deemed sufficient to reasonably outweigh the direct conflict with the made Neighbourhood Plan, or the spatial strategy of the Local Plan.

Cumulative Impact of Development

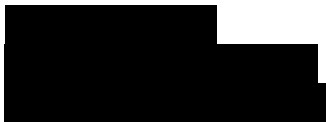
This application cannot reasonably be considered in isolation.

The surrounding area has already experienced significant development, including the Sumners Fields development, which has delivered commercial and residential development (which remains largely unsold and uninhabited), and the proposed 68 dwellings by Miller Homes at Land North of Little Slaughterford, Chapel Road.

The addition of a further 31 dwellings in the Shanly Homes development would intensify these cumulative effects on traffic, infrastructure, landscape, drainage, biodiversity, services and the character of the village must be considered rather than each application being treated as though it were unrelated to the others.

It is also of significant concern that approval of this application could establish a precedent for further development of land between and beyond the existing built-up areas.

Yours faithfully,

A black rectangular redaction box covering the signature area.