

From: Planning@horsham.gov.uk
Sent: 08 September 2026 11:01
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 11:01 AM.

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: 5 Muntham Drive Barns Green Horsham

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 - Overdevelopment
Comments:	5 Muntham Drive Barns Green West Sussex RH13 0PT 7th. September 2026 Planning Department Horsham District Council Parkside Chart Way Horsham

RH12 1RL

Dear Sirs

Your ref: DC/26/0933, Land between Muntham Drive and Smugglers Lane, Chapel Road, Barns Green.

I am dismayed at the proposed new house building in Barns Green and wish to object to the development of the field south of Muntham Drive on the following grounds:

1) Following lengthy consultation, in the referendum on the Itchingfield and Barns Green Neighbourhood Development Plan held on 4th September 2025, less than a year ago, residents voted by an overwhelming majority (92.05%) for Horsham District Council to 'use the Neighbourhood Plan for Itchingfield Parish to help it decide planning applications in the neighbourhood area'. This proposed site was expressly rejected through the Made Itchingfield and Barns Green Neighbourhood Development Plan which carries full statutory weight under NPPF30. It does propose other sites, such as at the previous Itchingfield School, now a vacant, brownfield site. Barns Green has already accommodated substantial growth in recent years (Ashmiles, Sumners Fields, and other smaller developments). Significantly, the Government's Planning and Infrastructure Bill guidance states what should be built and where 'should be shaped by local communities'.

2) There is no evidence of local demand for more of this type of housing in Barns Green. For the almost complete Sumners Fields site in the village, Sigma Homes' website is only showing that 20 of its 32 houses have been sold and even local housing associations were not able to afford to buy their 'affordable housing' which lies vacant. There is no agreed provider identified for the Shanly Homes 'affordable homes' therefore they are likely to have the same fate. Furthermore, the draft HDC Local plan only squeezes 25 homes onto the BRG2 site. Shanly Homes' suggested 31 homes is an unjustified 24% increase. Of these 31 homes, 72% are proposed as one and two-bedroomed units although the housing register shows that 61% of listed demand is for three and four-bedroomed homes. Thus the 'need' determined by the Standard Method is resulting in destructive and unwanted development, out of character with its surroundings.

In conclusion, this application should be refused because:

1. The site is not included in the Made Itchingfield and Barns Green Neighbourhood Development Plan, which was supported by 92.05% of residents in September 2025.
2. There is no evidence of local demand for more housing.

Yours faithfully

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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

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