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Sent: 01 September 2026 16:55
To: Planning; Alice.Johnson
Subject: Objections to DC/26/0933 - Land between Muntham Drive and Smugglers' Lane Chapel Road, Barns Green - Shanly Homes

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Address - Camomile Barn, Emms Lane, Brooks Green, West Sussex, RH13 0TR

Reasons for comment: - Design 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.

(1) Sewage Discharged into Watercourses and Sewage Works Capacity

The ability of the Barns Green Treatment Works is of serious concern with extensive evidence that the plant and equipment in the works cannot cope with flows already entering the works.

Southern Water have repeatedly provided mis-leading and incorrect information regarding the Sewage Treatment Works and are unable to confirm that adequate capacity is available.

There are documented discharges of raw sewage contaminating the local watercourses at times of heavy rainfall and the proposed development will increase this serious issue. The Council's own committee reports have documented that in 2022 Barns Green experienced 43 sewage overflow events totaling 411 hours which equates to more than 17 days of raw sewage discharge. Overflows in 2022 are not an isolated case, monitoring by local residents has confirmed that the discharge of sewage from the treatment works is a regular more recent and continuing issue exacerbated by additional flows already entering the treatment works.

This is creating a major environmental disaster polluting the local Parsons Brook and the wider Adur river system.

(2) Inappropriate Housing Design

HDC's Planning Framework Policy 34 states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area.

The standardised suburban design and appearance, fail to positively respond to the character and appearance of the locality within the historic core of the village.

(3) Inadequate Infrastructure including Electricity Supply

Local electrical supply infrastructure is proven to be inadequate.

The recent Sumners Fields development with only 32 houses having had to run on temporary generators for months because the local network cannot reliably supply those homes. If this is the case how will an additional 31 houses with electric heating be supplied with electricity ?

I can find no applicant's Energy Statement but assume that all 31 homes will use air source heat pumps for heating which is a significant electrical load. Yet their application documents contain no consultation with UK Power Networks and no assessment of grid capacity.

It is also of concern that the school will have capacity for additional pupils.

(4) Flooding – Roadway Surface Water and Other Runoff

The applicant's planning submission claims there is no evidence of flooding which is incorrect. Serious flooding has occurred recently and regularly in this area with water flowing down the hill entering buildings including the village shop which is opposite the site and already prone to flooding. This flooding risk will be exacerbated by both the increased runoff and the speed of runoff from the proposed housing development with all its paved areas and roadways.

There is photographic evidence of water flooding out of the site where the road access is proposed and overflowing the roadway drains opposite.

Drainage measures proposed by the developers will not guarantee the resolution of this risk of flooding which will increase due to the proposed housing.

Yours faithfully,

