

From: Planning@horsham.gov.uk
Sent: 09 September 2026 21:40
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 09/09/2026 9:40 PM.

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:	47 Smugglers Way Horsham
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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 - Other - Overdevelopment - Trees and Landscaping
Comments:	Formal Objection to Planning Application DC/26/0933 I am writing to register my strongest possible objection to the planning application submitted by Shanly Homes (Ref: DC/26/0933). I urge Horsham District Council (HDC) to refuse this application. This proposal represents unsustainable development on countryside land, fundamentally undermines our democratically endorsed Neighbourhood Plan, breaches national planning policies, and threatens to overwhelm our village infrastructure-most critically our already failing wastewater system.

1. Unlawful and Flawed BUAB Expansion & Direct NPPF Conflicts

The premise that this site is suitable for development relies heavily on the unjustified extension of the Built-Up Area Boundary (BUAB) to encompass this Shanly land opposite the Queen's Head, the Miller Homes land, and the land behind Two Mile Ash Road. This boundary expansion is materially flawed and directly contradicts the National Planning Policy Framework (NPPF):

Breach of NPPF §15 & Statutory Weight under NPPF §30: NPPF §15 requires plan-making authorities to shape places "in a way that reflects local needs and community preferences."

The community explicitly rejected these sites through the Itchingfield & Barns Green Neighbourhood Plan. Under NPPF §30, this Neighbourhood Plan carries full statutory weight as part of the development plan. Overriding it directly conflicts with the will of local residents. Failure of Meaningful Consultation (NPPF §16(c)): NPPF §16(c) explicitly requires that spatial plans be "shaped by early, proportionate and effective engagement with communities." By incorporating these rejected parcels into the BUAB without meaningful engagement, HDC has failed to meet the procedural consultation expectations mandated by national policy.

Failure to Assess Cumulative Landscape Impact (NPPF §174(a-b)): Planning authorities must protect valued landscapes and recognise the intrinsic character and beauty of the countryside. The council has completely failed to assess the devastating cumulative landscape and character impacts of developing all three sites concurrently (Shanly, Miller Homes, and Two Mile Ash Road).

Artificially expanding the BUAB materially increases speculative development pressure, directly breaches the plan-led, community-driven approach required by the NPPF, and tears up our democratically adopted spatial strategy.

2. Infrastructure Failure: Inaccurate Sewage Capacity Claims

The village's wastewater infrastructure cannot support this development. As documented across recent Southern Water correspondence, statutory capacity representations are contradictory, incompetent, and detached from physical reality. In their formal statutory planning responses, Southern Water routinely issues boilerplate desktop assurances claiming that the local sewerage network and Barns Green treatment works possess "adequate capacity" to accommodate major new housing schemes. However, this is directly contradicted by Southern Water's own private correspondence with local landowners—specifically their notice dated 15th May 2026 regarding the "Itchingfield WTW Pump Away Scheme" (Ref: 870357). That letter reveals undisclosed plans to completely decommission the Itchingfield Wastewater Treatment Works and install a new 150mm pipeline to pump the entirety of Itchingfield's untreated sewage into the Barns Green village network by 2029, under the unfounded claim that Barns Green has the capacity to absorb this massive external burden. Severe Existing Environmental Reality

Existing Treatment Failure: Documented evidence already records severe overflows polluting local watercourses during periods of heavy flow. Expert engineering calculations show that even under current village baseline flows, the Barns Green works lacks adequate treatment capacity.

Unviable Cumulative Burden: Barns Green WTW cannot simultaneously absorb the cumulative flow of multiple large speculative estates (including Shanly and Miller Homes) while also taking on the entire diverted wastewater burden from the closure of the neighboring Itchingfield works.

Misleading Planning Evidence: Planning determinations cannot legally or responsibly rely on desktop assertions of "adequate capacity" from Southern Water when their own infrastructure pipeline plans prove massive impending flow diversions into an already failing system.

3. Comprehensive Material Planning Objections

In addition to policy breaches and foul drainage failures, this application must be refused on the following grounds:

Highways, Access, & Parking

Loss of Village Core Parking & Hazardous Layout: Developing opposite the Queen's Head and adjacent to village amenities will severely compromise existing parking utilized by patrons of the pub, local shop, and village hall. The additional road junctions will introduce severe traffic conflict points in the primary pedestrian and social heart of Barns Green.

Severe Traffic Congestion: The narrow rural lanes servicing Barns Green are unsuited to the substantial daily vehicle movements generated by this proposal, especially when compounded by nearby proposed schemes.

Public Transport Limitations: With negligible public transport options, future residents will be wholly reliant on private cars, conflicting with sustainable transport objectives.

Environmental, Heritage, & Density Impact

Increased Surface Water & Flood Risk: Runoff from widespread impermeable surfaces will exacerbate existing surface water flooding issues across the village drainage network.

Destruction of Wildlife & Ancient Hedgerows: Developing this pastoral land will destroy established biodiversity habitats, disrupt wildlife corridors, and permanently remove ancient hedgerows.

Loss of Rural Character & Heritage Settings: The site provides an essential pastoral setting that defines the entrance and identity of Barns Green and frames nearby listed assets.

Inappropriate Density & Over-Development: The proposed urban layout, building mass, and roof heights represent a harsh, jarring urbanization out of character with the rural vernacular of the village.

Deficient Housing Mix: The proposed unit sizes and tenures fail to address genuine local affordable housing requirements, reflecting speculative developer targets rather than identified community needs.

Countryside Policy Violations: The land functions ecologically and visually as Countryside. Under adopted local planning policy, development on open countryside outside the historically established boundary is strictly impermissible unless proven essential.

Conclusion

Application DC/26/0933 represents speculative over-development on countryside land that was explicitly rejected by the community in our statutory Neighbourhood Plan.

When combined with the total lack of foul drainage capacity confirmed by Southern Water's diversion plans, the Council has clear, evidence-based planning grounds for refusal. I strongly urge Horsham District Council to uphold its adopted countryside policies, respect the Neighbourhood Plan, and refuse this application.

Kind regards

Telephone:

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**Horsham
District
Council**



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