

[REDACTED]

From: [REDACTED]
Sent: 05 September 2026 12:35
To: Planning
Subject: OBJECTION - PLANNING APPLICATION DC/26/0933

Categories: Comments Received

I strongly oppose the application by Shanly Homes for the development of 31 houses on land between Muntham Drive and Smugglers Lane, Chapel Road, Barns Green.

1. Of particular concern is the existing matter of the continuous leakage of sewage within and around the village due to the lack of capacity at the Barns Green Wastewater Treatment Works for the existing community. Southern Water are also proposing to have additional sewage transferred to the already overloaded BGWTW following the closure of the Itchingfield facility.
2. There is infrequent and unreliable public transport therefore residents rely on their cars for transport. This development would create more traffic within the village increasing emissions and road maintenance.
3. The site would mean a new vehicle access onto Chapel Road with blindspots for a conservative 90 movements per day. A disproportionate increase, horribly located and out-of-place traffic and road safety nightmare.
4. The location of the site access already has photographic evidence of flooding. Massive reduction of exposed soil and a road access at this point will exacerbate the issue. If other development occurs, the combination will be horrendous both for locals and through traffic.
5. The draft HDC Local Plan allocated 25 homes on this site. Shanly Homes have applied for 31 an increase of 24% which is completely unjustified.
6. The proposed affordable housing is 72% of 1 & 2 bedroom units. The Housing Register shows 61% of demand is for 3-4 bedroom family homes. There is no agreed provider to finance and manage the homes.
7. The nearby recent development at Sumners Fields has many unsold properties and the building has stopped. This therefore is evidence that the 'need' which is determined by the Standard Method is resulting in destructive, pointless and unwanted development. Housing on this site are having to run on temporary generators for months proving the local infrastructure electrical supply is inadequate.

I therefore oppose this application

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