

[REDACTED]

From: [REDACTED]
Sent: 05 September 2026 16:39
To: Planning
Cc: Alice.Johnson
Subject: DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex Erection of 31 dwellings with access from Chapel Road including roads, parking and open space In
Attachments: BG Storm Event Photo Sheet.pdf
Categories: Comments Received

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RH13 0PW

05th September 2026

From a Member of the Public and Resident of Barns Green for over 50 Years

For the attention of Ms Alice Johnson,

Objection: DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.

I object very strongly to this planning application for the following reasons provided below:

A – Infrastructure Issues (Foul Sewage Treatment & Electricity Supply)

The ongoing doubts over the proven adequate capacity of the existing Barns Green sewage treatment plant to serve any further dwellings has been raised in separate objections. If proven adequate capacity to manage foul drainage to serve this development is not available this would be contrary to Policy 32 of the Horsham District Planning Framework (2015) and the Barns Green & Itchingfield Neighbourhood Plan (2025).

As you are probably aware there have been serious issues with the electricity supply serving the Sumners Field housing development currently still under construction in Barns Green with some of the early residents having to rely of diesel generators for electricity.

I understand that SSEN (the DNO) have now undertaken some upgrade works between the Five Oaks Substation and Barns Green in attempt to resolve some of the issues. However, I understand the remaining requirements for the rest of this particular development will need further upgrade works which could take several months to complete.

We suggest that HDC raise the electricity supply issues in Barns Green with SSEN to ascertain whether adequate capacity would be available for this application and any further housing developments in Barns Green.

B - Traffic Generation and Parking Impact

The proposed site and its junction are positioned directly opposite the Queens Head pub and pub car park. This is a busy country lane, and this area is already a well-known bottleneck for traffic.

This is a busy country lane with cars, delivery lorries, tractors, motorhomes, cars with touring caravans and school buses. The proposed new development will add at the very least 45 private cars, plus delivery vehicles and trade vans entering and exiting the proposed development daily.

In addition, it is unclear from the application how safe pedestrian access to and from the site via the main entrance onto this busy country lane with poor sight lines has been adequately considered.

The WSCC Highways Authority Consultation dated 01/09/26 seems to have several errors with references to 'Church Road' and 'the Care Home' in their document. But a key point is the requirement for a Stage 1 Road Safety Audit in accordance with GG119 parameters. This would need to be completed to allow the application to be commented on further by the WSCC Highways Authority.

Under NPPF paragraph 116 there is a requirement for assessment of 'residual cumulative impacts' on the road network. The vehicles associated with the new Sumners Fields development of 32 dwellings, together with the large number of visitors, anglers and tourists (with motorhomes and caravans) to the Sumners Pond development and the combined effect on the existing Chapel Road/Two Mile Ash Road junction need to be considered.

We feel that the cumulative traffic impact, congestion and the increased risk of accidents need to be correctly and very carefully assessed.

C - Flooding – Roadway Surface Water and Other Runoff

In their objection letter dated 28/08/26 the WSCC Lead Local Flood Authority state very clearly that:

There is notable modelled flood risk on the public highway at the proposed access point to the site. Provision for safe access/egress during flood events should be carefully considered

Serious flooding does regularly occur in this area after heavy rain with water flowing down the hill entering buildings including the pub which is opposite the proposed site entrance and the adjacent village shop and post office (see attached BG Storm Event Photo Sheet). This flooding covers a wide area, even extending as far as the properties in Six Acres Close.

It is noted that within the Simpson TWS Flood Risk Assessment & Drainage Strategy Report regarding that:

Winter groundwater monitoring was carried out from early February 2026 to late April 2026, which showed groundwater levels to rise to depths of 0.0 to 0.8m bgl in February before dropping to 0.67m to 1.02m bgl in late April.

This statement reinforces local knowledge that during winter storm events water can be seen flowing down this particular field in a stream (overland flow).

Drainage measures proposed by the developers will not guarantee the resolution of this risk of flooding which will be exacerbated by the proposed development. With the impacts of climate change the potential risk of serious flooding will only increase.

D - Village Character, Listed Buildings and Heritage Impact

The Barns Green & Itchingfield Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as 'important small pastoral fields that provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside'.

The fields either side of the ancient 'Smugglers Lane' trackway are a green buffer between the centre of the village and open countryside. A housing development in either of these two fields would:

- Destroy this green gap entirely
- A development of this size in this location will seriously harm the setting of the listed buildings in close proximity, including Blacksmiths Cottage, Bennetts, Herons Reach and the Queen's Head Pub.
- Surround the charming rural village pub which is a vital community asset with housing.
- Be totally inappropriate.

It is worth noting here that the Barns Green and Itchingfield area was designated as one of Horsham District Council's 'Landscape Character Areas' which highlights the following:

- Strong linear field and woodland pattern.
- Strong sense of enclosure.
- Narrow country lanes with wide grass verges.
- Varied settlement pattern of dispersed medieval historic farmsteads/hamlets and some modern suburban development.

The 'Landscape Character Assessment' also highlighted that the character and context of the Barns Green and Itchingfield area was under threat by increased suburbanisation and erosion of the historic field system.

There is no doubt that this proposed further development in this location would seriously erode the character and context of the Barns Green village setting.

I would be grateful if the full contents of this email together with the attachments could be placed before the Planning Committee.

Yours faithfully,



Attachment:

BG Storm Event Photo Sheet

Chapel Road in Barns Green – Typical Storm Event



Chapel Road – Entrance to ‘Bennetts’



Chapel Road – Looking towards Proposed Site Entrance
