

11 Trout Lane
Barns Green
Horsham
West Sussex
RH13 0QD

9th September, 2026

To:- Planning Officer, Horsham District Council, Parkside, Horsham RH12 1RL

Objection: Application DC/26/0933
Land NW of Chapel Lane & South of Muntham Drive, Barns Green.
Development of 31 New Homes by Shanly Homes.

1) Infrastructure – Sewage discharge and contamination.

From personal experience and local knowledge the treatment capabilities of the Barns Green Sewage works are already exceeding the capacity of this plant. Evidence is overwhelming as there are documented regular instances of extreme overflow of raw sewerage entering the local watercourse and eventually the main river Adur catchment which is already subject to pollution. A development of 31 houses will inevitably increase this environmental pollution and health risk through sewage discharge alone.

There is already the intention to divert sewage from the Itchingfield treatment facility to the Barns Green treatment works therefore stretching the sites capability still further.

February 2026 Ofwat issued a notice requiring Southern Water to close the gap between Environmental Permits and the Urban Waste Water Treatment Regulations 1994 regarding storm overflows and protecting the environment from raw sewerage overflows.

The regulation states stringent parameters with regard to the size of the population and sensitivity of the receiving water body.

Horsham District Council's web site quotes.. *'Our Declaration for River Recovery recognises the importance to the natural world of rivers, their tributaries and streams and has been developed in conjunction with several neighbouring councils, as well as local conservation groups and two Rivers Trusts. It relates to the rivers Rother, Arun and Adur'.*

2) Confidence In Southern Waters Calculations and past discipline.

In 2019 Ofwat fined Southern Water £126million for failing to operate waste water treatment works correctly and deliberately manipulating, misreporting sampling processes.

Most damaging is the High Court ruling during July 2026 just this year to pursue criminal processing against 4 former Southern Water executives for "conspiracy to Defraud" and fake compliance records.

3) Infrastructure – Flooding

Recent rain has demonstrated the vulnerability of the present drainage to cope with even regular rain events let alone any extreme weather which is widely predicted in future. The proposal to divert and contain any added water run-off from this development is reliant on unsustainable drainage infrastructure which will require regular management and maintenance. The natural watercourse into which all ground water run off is reliant has shown in the past to already be inadequate. The various properties which unfortunately are susceptible will obviously experience more regular flooding. These will especially include the village Post office, shop and

public house (grade2 listed buildings) who are directly below the proposed site access road will therefore naturally receive the full road and surface water run off from the development. Unfortunately, many of the current houses downstream of the receiving stream are also affected with flooding to the extent they are now classified for insurance as flood risk. I propose many more will be added to this vulnerable list and those already experiencing will receive more extreme flooding.

New developments often require deep foundations or extensive concrete paving that alters local water drainage and ground water pathways exasperating this situation and occasions.

4) Natural Environment – Disturbance and Biodiversity.

It is well documented the ability of a natural habitat, like the proposed site, has vast natural capability to absorb excessive water and reduce the flow of water along with any other vegetation, hedges and trees who also protect the grounds stability.

Leaving the natural environment undisturbed holds carbon within the soil and vegetation, disturbing it will release carbon and therefore contribute to climate change.

The boundary hedgerows are considered as important wildlife corridors removing these isolates wildlife communities whilst also providing important habitat protection & nesting.

Any boundary hedging along the site edges, apart from being of ancient heritage, is also an important part of this wildlife corridor and impossible to replace and duplicated once lost.

Biodiversity Net Gain (BNG) requires a 10% increase in localised Biodiversity.

With regards to BNG Horsham District Council's web site states.. *'Biodiversity net gain (BNG) is an approach introduced under the Environment Act 2021, to ensure that developments and land management leave the natural environment in a better state than it was before'*.

Horsham District Council's Biodiversity report 2024 – 2026 (although it seems yet to have been superseded or updated) however it currently quotes.. *'How HDC plan to meet biodiversity Net Gain obligations in the next reporting period'*.

5) Rural Development/ Planning Policy.

The density of 31 houses is more aligned to an urban development and not suitable for this rural location.

This area is clearly a green field site and completely the opposite end of the planning spectrum from a brown field site which should be the foremost planning priority.

Many other sites were proposed as more suitable in the local plan including brown field sites.

The design and style of the houses is also not appropriate to such a rural location.

It should also be appreciated the very close proximity to 3 listed buildings.

6) Traffic and public transport.

Unless there are plans to increase transport services through the village the demographic of people who can conveniently live in this community will be restricted to purely car ownership drivers.

I doubt this development is enough for a bus company to invest in a new and commercially attractive route, therefore the present meagre service is not going to attract anything else than extra car ownership and traffic within the area.

The site assess is directly in an area of parking congestion at present. This road is already subject to consistent movement of shoppers to the vital shop and post office.

It should also be noted that this road is subject to wider vehicles accessing the campsite which includes cars with trailers, caravans and motorhomes something not to be underestimated.

7) Grade2 listed buildings.

The proximity of 3 Grade listed buildings is of vital consideration with reference to the appropriate National Planning Policy Framework (NPPF).

New construction work taking place adjacent to or near historic property poses immediate physical risks.

Heavy excavation, heavy machinery, vibration and piling work can cause ground shifts, subsidence and ground vibration. These older structures often built with shallower foundations and flexible lime mortar are highly susceptible to cracking or structural failure under these stresses.

The development should also make sure the height and layout doesn't visually overwhelm or crowd the Grade2 property.

It is not only physical damage. New developments can ruin the area around a historic property by blocking views, altering spatial relationships and introducing visually conflicting modern materials. This development is no exception.

Below I have unashamedly copied in some online text which is applicable, more detailed and with an appropriate example.

Hydrological Shifts and Foundations Damage from Mass Housing

- ***Subsidence and Ground Heave:*** *Grade II listed timber-framed or stone cottages often rely on shallow, flexible foundations that have settled over centuries into a specific soil moisture equilibrium. When a massive housing estate is built next door, extensive deep piling, trenching for utilities, and new sustainable drainage systems (SuDS) can dramatically dewater the surrounding soil. This causes the ground beneath the listed building to contract or shift, leading to severe structural cracking, subsidence, or masonry failure.*

Destruction of the Historic Landscape Setting

*Legally, a listed building's protection extends to its **setting**—the surroundings in which it is experienced. Aggressive encroachment by dense housing estates can completely wipe out the historical context that gave the building its purpose.*

- ***The Gloucestershire Farm Complex Precedent:*** *A developer was initially granted outline planning permission on appeal to build an **85-home housing development** on open fields that formed the rural setting of a Grade II listed historic farm complex. The local authority fought the decision, and the High Court ultimately overturned the planning permission. The High Court judge ruled that placing a modern, dense housing estate directly inside the fields that provided the contextual history to the listed farm caused severe, irreversible harm to the asset's significance, proving that a housing development can "damage" a building without ever physically touching its bricks.*

8) Sustainability.

I should also point out that Shanly Homes do not have either a Sustainability Policy or an Environmental Policy.

Yours Faithfully

[Redacted Signature]