

7th September 2026

From a Member of the Public and Frequent Visitor to Barns Green, the QueensHead Pub and Half Marathon Runner

For the attention of the Planning Officer

Dear officer,

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 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 also 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 these issues. However, I gather that the remaining requirements for the rest of this 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 the pub's car park. This is a busy country lane, and this area is already a well-known bottleneck for traffic.

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.

I firmly believe that this proposed further development to this location would seriously erode the character and context of the Barns Green village setting.

I would be grateful if this letter of objection could be placed before the Planning Committee.

Yours faithfully,

[Redacted signature block]