

From: [REDACTED]
Sent: 08 September 2026 10:20
To: Planning
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.

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6 Finians Field
Barns Green
Horsham
West Sussex
RH13 0PW

08th September 2026

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

For the attention of the Planning 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 to the above planning application associated with proposed site BGR2, that has followed hard on the heels of the previous planning application associated with site BGR1 (DC/25/2057) which was refused by HDC.

A - Village Character, Listed Buildings and Heritage Impact

It is on grounds of detrimental neighbourhood impact, conflicting with the adopted Neighbourhood Plan wherein the fields north and west of the village are described 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', that I object to the above named proposals for building.

We have the most recent housing development of 32 dwellings at Sumners Field, stalled with unoccupied properties not selling. So, in my view any further development could be considered surplus to the needs, and unwanted on this site in our rural village.

The previous decision for the field (BGR1) to be refused planning therefore raises the same objections for this planning application for Shanly proposals for this field (BGR2).

The fields either side of the ancient 'Smugglers Lane' trackway (BGR1 & BGR2) are a green buffer between the centre of the village and open countryside

The location of proposed site entrance is into an already very busy country lane (with poor sight lines) with cars, articulated delivery lorries (for both the village pub and the shop), service vans, refuse lorries, tractors, motorhomes, touring caravans, school buses, horses and pedestrians.

This is without adding the increased numbers of private cars, delivery vehicles, service vehicles and trade vans entering and exiting daily the proposed development - as well as visitors using the same road to access both the Sumners Field and Sumners Ponds developments.

Residents do need their cars, as public transport serving Barns Green is lacking miserably.

There is a huge risk of destroying irreversibly the heart and social centre of the village, by building opposite the Queens Head pub and close to the village store with the associated construction traffic disrupting their businesses and depriving village residents of their valued amenities.

A further development of this size in this location will also harm seriously the setting of the listed buildings in close proximity, including Bennetts, Blacksmiths Cottage, Queens Head Pub and Herons Reach. There is a very real possibility of irreversible damage caused to the listed Bennetts property adjacent to the proposed site and main entrance due to the general construction works and any piling activities.

In summary, the cumulative traffic impact, congestion, and increased risk of accidents all need to be addressed.

B – Design, Appearance, Materials and Character

Building work will undoubtedly impact on the unspoiled natural environment. Ancient hedgerows impacted – even threatened with removal. Colonies of sparrows live in the hedgerows, and small mammals there, to name just a couple of environmental nature points.

We choose to live in a rural village to escape urban spread. We came here for our first home and have stayed here for over 50 years, for the caring support, that the rural community offers – away from the noise, disturbance and smells/pollution of an urban environment. So, to now find ourselves threatened with ‘urban appearance’ buildings taking over the very heart of the village is soul destroying. In this proposed location, it is considered out of character and totally inappropriate.

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. This flooding covers a wide area, even extending as far as the properties in Six Acres Close.

With the impacts of climate change the potential risk of serious flooding will only increase.

D - 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 as already stated above, and this area is already a well-known bottleneck for traffic

E – 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.

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 on diesel generators for electricity.

It seems the village has already taken its share of development with the Ashmiles and Sumners Fields, without destroying with further proposals our chosen village / rural life. It is therefore not clear for this application and any further housing developments to be made in Barns Green.

I would be grateful for the full contents of this email to be placed before the Planning Committee, from whom I urge refusal of this planning application.

Yours faithfully,

