

39 The Hordens  
Barns Green  
RH13 0PH

01 September 2026

Ms Alice Johnson  
Planning Department  
Horsham District Council Park North  
North Street  
Horsham  
RH12 1RL

Your Reference: DC/26/0933 - Shanly Homes, Land between Muntham Drive & Smugglers Lane, Chapel Road, Barns Green.

Dear Sirs,

We write in connection to the referenced planning application. We live in Barns Green only 400 yards from the site and we wish to strongly object to this development.

**Destroying Natural Habitat**

We are very concerned that the development submission details the removal of an old, well-established hedgerow that runs parallel to Chapel Road. This well-preserved hedgerow is home to flowers and wildlife and provides a boundary between the road and the field. The removal of this hedgerow destroys a natural habitat and the character in this part of the village. The proposed Development site lies outside the built up area Boundary and is defined as Countryside. This contravenes Policy 26 in HDC Local Plan.

**Increased Traffic and Inadequate Parking**

There is a very unregular bus service in Barns Green. New residents on the proposed development would be forced to use their cars for everything they do to access local services and go to work. The substantive increase in car journeys will only add to the busy traffic density along Chapel Road which already includes many caravans on their way to Sumners Ponds. This will have a significant effect on pedestrian and vehicular safety, air quality and highway maintenance.

Parking is an issue now on Chapel Road and this will only get worse with this development. Many cars park along this road to visit the shop and pub adding pressure on traffic.

**At Odds with the Neighbourhood Plan**

After a long consultation process including A Call for Sites, the parish residents recently voted on the Itchingfield Neighbourhood Plan. This development site was not submitted in that process. The residents voted to have two larger developments in the village, one at Sumners Ponds, where this site still has many unsold properties and the building has stopped, this surely says that there is no proven housing need, and this will be a wasteful, destruction, pointless and Unwanted development, and one at the old school site in Itchingfield. Therefore, this site is odds with the neighbourhood plan and therefore against the wishes of residents expressed in a local democratic process.

**Over Massing of a Rural Village**

The development would represent a disproportionate increase in the number of dwellings in the parish, at a density which is out of alignment with neighbouring properties. Such a dramatic change represents an over massing of rural village.

**Major Flooding Risk**

Barns Green has been prone to flooding for many years - the village shop has been flooded on many occasions through streams of water flowing down Sandhills Lane. Our own home in The Hordens has

been subject to flooding, with a constant need to check the drains in the road, to make sure they are clear, as this doesn't appear to be done by the local council. We know what this desperate situation is like to live with. The increase in building density from the new development will only increase the risk of flooding as a result of run-off, inadequate drainage infrastructure and climate change.

It is for all these reasons that Horsham District Council should reject this planning application.

Yours sincerely,

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