

[REDACTED]

From: [REDACTED]
Sent: 05 September 2026 14:27
To: Planning
Subject: OBJECTION - PLANNING APPLICATION DC/26/0933

Categories: Comments Received

I strongly oppose the application by Shanly Homes for the development of 31 houses on land between Muntham Drive and Smugglers Lane, Chapel Road, Barns Green.

1. The Itchingfield Neighbourhood Plan (2025) is made. HDC who endorsed the plan, stated that it 'carries full weight as part of the development plan for this part of the district'. The INP does not include this site for development.
2. HDC's Planning Framework Policy 34 - 'development should reinforce the special character'. The Shanly Homes designs are completely out of keeping with the local style of building. They do not reinforce the special character - they degrade it.
3. The proposed site is outside the Built-up Area Boundary (BUAB) which is defined as 'Countryside'. This contravenes Policy 26 in the HDC Local Plan.
4. The site entrance construction would require removal of the hedge. This would be the destruction of a natural habitat and rural setting. I understand there are possibly Wild Service trees which is an indicator of Ancient Woodland which would mean harm to the woodland and habitat
5. The Neighbourhood Plan's Landscapes Character Assessment describes the fields north and west of the village as 'important small pastoral fields'. Building here will destroy the current Rural Amenity used by animals and is adjacent to historic buildings.
6. The Grade II listed building (Bennetts) which is close to the boundary of the proposed development has no foundations and is at serious structural damage risk both during construction and as a result of this development.
7. The proposed development, both pedestrian and urban in design, will be completely out of character with Bennetts and other listed buildings close by such as Blacksmiths Cottage, the Queens Head Public House among other character buildings. This will completely degrade the overall aspect of the village.

I therefore oppose this application

[REDACTED]
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