

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 21 August 2026 08:02  
**To:** Planning  
**Subject:** Planning Ref DC/26/0933 - Land Between Muntham Drive and Smugglers' Lane  
Chapel Road Barns Green West Sussex

**Categories:** Comments Received



5 Six Acres Close, Barns Green, Horsham  
West Sussex RH13 0PL

[REDACTED]  
[REDACTED]  
Dear Sir / Madam

Potential Future Development Concerns:

inclusion of the Miller Homes land, the Shanly land opposite the Queen's Head, and the land behind Two Mile Ash Road within the newly drawn Built-Up Area Boundary (BUAB) represents a significant and unjustified departure from the Itchingfield & Barns Green Neighbourhood Plan. These sites were explicitly rejected by residents during the Neighbourhood Plan process for reasons relating to landscape harm, unsustainable access, and the erosion of the village's rural character. Yet HDC has incorporated them into the BUAB without meaningful consultation, effectively pre-designating them as suitable for development and undermining the democratic mandate established through referendum. The cumulative impact of developing all three areas would fundamentally alter the tranquil and picturesque nature of Barns Green, urbanising key gateways to the village and placing further strain on already limited infrastructure. This approach conflicts with the principles of localism, disregards the evidence base of the Neighbourhood Plan, and materially increases development pressure in a way that is neither justified nor supported by the community.

The decision to extend the Built-Up Area Boundary (BUAB) to include the Miller Homes land, the Shanly land opposite the Queen's Head, and the land behind Two Mile Ash Road is inconsistent with several key requirements of the National Planning Policy Framework. **NPPF §15** requires plan-making authorities to shape places "in a way that reflects local needs and community preferences," yet these sites were expressly rejected through the Itchingfield & Barns Green Neighbourhood Plan, which carries full statutory weight under **NPPF §30**. By incorporating these areas into the BUAB without meaningful engagement with residents, HDC has failed to meet the consultation expectations set out in **NPPF §16(c)**, which requires plans to be "shaped by early, proportionate and effective engagement with communities." Furthermore, the cumulative landscape and character impacts of developing all three sites have not been assessed in accordance with **NPPF §174(a-b)**, which requires planning authorities to protect valued landscapes and recognise the intrinsic character and beauty of the countryside. The BUAB expansion therefore materially increases development pressure in a manner that conflicts with the plan-led, community-driven approach mandated by national policy and undermines the democratically endorsed spatial strategy established through the Neighbourhood Plan.

Kind Regards [REDACTED]

